



**Ref.-ID: MIBGR5371501**

**La Cala de Mijas**

**House**

**Community: 6,084 EUR / year**

**IBI: 997 EUR / year**

**Rubbish: 77 EUR / year**



**4**



**3**



**198 m2**

Modern Luxury Townhouse in La Cala de Mijas - Walking Distance to the Beach and Amenities Welcome to this stylish and move-in-ready townhouse located in the highly sought-after area of La Cala de Mijas. This modern property perfectly combines space, natural light, and comfort with an exceptional location on the Costa del Sol. Just a short walk from the beach, charming restaurants, shops, and all daily amenities, this home offers the ultimate Mediterranean lifestyle. The property features an impressive open-plan living area with double-height ceilings and large windows that flood the interior with natural light. The contemporary open kitchen with island seamlessly connects to the elegant living and dining area, creating a sophisticated and modern atmosphere. Outside, you will find several sunny terraces, a beautifully landscaped private garden with a plunge pool, and a spacious rooftop solarium where you can relax and enjoy the wonderful Andalusian climate. In addition, the complex offers a stunning communal swimming pool, perfect for relaxing on warm summer days. With approximately 198 m<sup>2</sup> built area, spacious bedrooms, modern bathrooms with underfloor heating, and high-quality finishes throughout, this property offers every comfort for both permanent living and luxurious holiday stays. The townhouse also includes private parking spaces, a storage room, hot and cold air conditioning, electric blinds, and is situated within a secure gated community with excellent facilities. The location is ideal: peaceful and residential, yet centrally positioned close to golf courses, Marbella, and Málaga Airport. This makes the property perfect not only as a family home or second residence, but also as an excellent investment opportunity with strong rental potential. Highlights • Modern townhouse in excellent condition • Walking distance to the beach and the center of La Cala de Mijas • Private plunge pool and communal swimming pool • Spectacular ceiling height and abundant natural light • Spacious terraces and rooftop solarium • 198 m<sup>2</sup> built area • Hot and cold air conditioning • Underfloor heating in the bathrooms • Private garage and storage room • Secure gated community • Close to golf courses, Marbella, and Málaga Airport A unique opportunity to enjoy luxurious living under the Spanish sun.

- |   |   |  |   |   |  |
|---|---|--|---|---|--|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Golf</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Schools</li> <li>✓ Urbanisation</li> </ul>   | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South West</li> </ul>            | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>  | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Private</li> <li>✓ Children`s Pool</li> </ul> | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Panoramic</li> </ul>  |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Solarium</li> <li>✓ WiFi</li> <li>✓ Gym</li> <li>✓ Storage Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Access for people with reduced mobility</li> <li>✓ Double Glazing</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>         | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Private</li> <li>✓ Landscaped</li> </ul>    | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Electric Blinds</li> </ul>  | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ More Than One</li> </ul> |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> </ul>  | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Luxury</li> <li>✓ Resale</li> </ul> |  |   |   |  |