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Sales - House - Riviera del Sol

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Ref.-ID: MIBGR5478769 **Riviera del Sol** **House**

Community: 2,256 EUR / year **IBI: 920 EUR / year** **Rubbish: 135 EUR / year** **3** **2** **167 m2** **146 m2**

Set within an established gated community in Riviera del Sol, this spacious corner semi-detached home combines generous indoor and outdoor living with Mediterranean character, a tourist licence, three communal pools and parking for two cars. The main living area is one of the property's standout features, with high ceilings and an open gallery creating an impressive double-height space filled with natural light. Large doors connect the living area directly with the private garden and terraces, while a fireplace provides a natural focal point. The living, dining and contemporary kitchen areas flow comfortably together. The kitchen features white cabinetry, wood-effect worktops, black appliances and a generous breakfast bar. Above the living room, the open gallery is currently used as a home office and reading area, adding valuable flexible space without compromising the open character of the home. The property offers three bedrooms, two bathrooms and a guest WC. Two bedrooms and one bathroom are located on the entrance level, while the principal bedroom is positioned separately on the main living level with direct access to the outdoor areas. There is also a separate dressing room. Private outdoor space The private garden and terrace are surrounded by mature Mediterranean and tropical planting, creating attractive areas for outdoor dining, relaxing and entertaining. A second, more secluded garden area offers additional privacy, while the large rooftop terrace provides further space for sunbathing and enjoying the Costa del Sol climate. From the upper outdoor areas there are views towards the surrounding hills, Mediterranean Sea and the attractive Andalusian-style community. Gated community The established residential development offers landscaped communal gardens and three swimming pools. Secure communal garage parking is available for two cars, together with a private storage room. The property also benefits from an existing tourist licence, offering additional flexibility for buyers wishing to retain the possibility of holiday rental activity. Location Riviera del Sol is ideally positioned between La Cala de Mijas and Calahonda, with beaches, restaurants, supermarkets, cafés, golf courses and sports facilities all within easy reach. La Cala de Mijas is only a short drive away, while Fuengirola and Marbella are easily accessible. Excellent road connections also provide convenient access to the AP-7 and Málaga International Airport. Key features Approx. 145 m² registered built area 3 bedrooms 2 bathrooms + guest WC Separate dressing room Double-height living area Open gallery / home office Fireplace Contemporary kitchen Private garden approx. 51 m² Registered terrace approx. 23 m² Large rooftop terrace Tourist licence 3 communal swimming pools Parking for 2 cars Private storage room Beaches and amenities nearby Short drive to La Cala de Mijas Easy access to Fuengirola, Marbella and Málaga Airport Private garden. Rooftop terrace. Double-height living space. Three pools. Two-car parking. Tourist licence.

Setting
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools

Pool
- ✔ Communal Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished