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Sales - House - Riviera del Sol

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Ref.-ID: MIBGR5526316 **Riviera del Sol** **House**

Community: 1,572 EUR / year **IBI: 676 EUR / year** **Rubbish: 128 EUR / year** **3** **2.5** **134 m2**

2024 corner semi-detached house in Riviera del Sol (Mijas Costa): 3 bedrooms, one en suite, 2 bathrooms + guest WC, a 129.78 m² terrace with sea views and 2 private parking spaces. Picture your mornings: coffee on the terrace that runs all around the house, light flooding the open-plan living room, the community pool a few steps away to end the day. A recent home with no work to do: just bring your suitcase. THE CORNER, AND THE TERRACE THAT COMES WITH IT Corner position: three façades and a very large terrace surrounding the whole house. According to the Land Registry, the terrace measures 129.78 m² (about 117 m² tiled), with sea views. The owner has invested over €50,000 in upgrades: terrace tiling, walls and fencing, parking and driveway, staircase, bathrooms and dressing room, kitchen and storage. THE HOUSE On the ground floor, an open-plan living and dining area of almost 39 m², an 11 m² fitted kitchen and a guest WC. Upstairs, three bedrooms, including a master suite with its own bathroom, and a second bathroom. Air conditioning, heating and hot water by aerothermal heat pump, double glazing, CCTV. Community pool and gardens. THE FIGURES Size: 134 m² built (including common areas) · 109 m² usable 3 bedrooms (1 en suite) · 2 bathrooms + 1 guest WC 2 floors · corner semi-detached house · built in 2024, delivered in 2025 129.78 m² terrace around the house (about 117 m² tiled) · sea views · 2 private parking spaces Aerothermal system: air conditioning, heating and hot water Energy certificate: C (consumption) · C (emissions) (63.77 kWh/m² and 10.80 kg CO_2/m² per year) Tourist rental licence: VUT/MA/96321 Costs: community €130.66/month · IBI €675.93/year · rubbish €127.73/year Appliances included: Balay washing machine, dryer and microwave Sold unfurnished; full furniture package available as an option WHERE Riviera del Sol, Mijas Costa, between Fuengirola and Marbella, with quick access to the A-7. The beach about 2 km away, the Mijas golf courses a few minutes away, Málaga airport half an hour away. A recent corner house with a terrace like this: very few come up in this area. Contact us to arrange a viewing.

Setting
- ✔ Urbanisation

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Sea Views

Features
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Ensuite Bathroom
- ✔ Double Glazing

Furniture
- ✔ Optional Furniture

Garden
- ✔ Communal Garden

Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Resale