MIBGROUP.ES

## Sales - House - La Cala de Mijas

## 935.000€

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**Ref.-ID: MIBGR5535760** | **La Cala de Mijas** | **House**

**Community: 6,180 EUR / year** | **IBI: 997 EUR / year** | **Rubbish: 77 EUR / year** | **4** | **3** | **153 m2**

La Cala de Mijas Modern Townhouse, Exclusive Community - One of Four! An opportunity to purchase a sizeable, true four bedroom, three-bathroom townhouse within an exclusive community located a short walking distance to La Cala de Mijas and the many local amenities, restaurants, grocery stores and award-winning beaches, beach clubs and more. Unusually available, this stunning townhouse is one of only four, located within an exclusive community comprising mostly of single storey, duplex and penthouse apartments all of which enjoy private underground garaging, access to three swimming pools, one of which is heated and open all year round, highly maintained communal gardens and a fully equipped gym. This generous family home is clearly well-loved and maintained by the current owners who have updated and improved the property throughout their ownership. Notable features include the Daikin Altherma system providing super-efficient heat, ice cold Air Conditioning, bathroom underfloor heating and on demand hot water, easy to use sliding pocket doors to the lounge and exterior courtyard, stunning light fittings and concealed electric blinds to name but a few. The property is distributed over two, generous floors each benefit from tall ceilings, natural light and a contemporary look and feel. On entering, you will find a welcoming hallway providing access to the two ground floor bedrooms, both with garden views and built in wardrobes, the family bathroom, storage cupboards before leading to the full width, full height lounge, kitchen and dining room area. The fully equipped kitchen is fitted with quality appliances, a usable chef’s island and unusually the entire room and property, benefits from generous windows providing interest and natural sunlight from morning until end of day. In addition, there is a feature electric fireplace, TV and Wall display, ducted AC (throughout), and the entire property is modern in décor including windows, doors, internal carpentry, fixtures and fittings. The indoor-outdoor living space is separated by the full width pocket doors leading to the private and equally expansive exterior terrace with direct street access. On street parking is readily available and the property has two, dedicated underground private parking spaces located adjacent to the generous, property specific storage unit. The attractive, unusually wide and light filled staircase, leads to the upper bedroom floor where you will find a primary bedroom suite with large en-suite bathroom, dressing room and access to the full width sun terrace enjoying sea views and all-day sun. The guest bedroom benefits from plenty of wardrobe space, a stunning bathroom and oversized terrace with garden views. The owners have received permission for the installation of a staircase providing access to the roof terrace which would expand the lounge-dining space to the majority of footprint of the home at low cost. Furthermore, the community has given the go ahead to install an inground swimming pool. Given the size, location and flexibility of the rooms and space overall, this is a property that could serve equally as a lock-up and leave holiday home or as a permanent living, family home and is without question, worthy of your time and consideration.

**Setting**
- Suburban
- Close To Golf
- Close To Shops
- Close To Sea
- Urbanisation

**Orientation**
- South Facing
- South West Orientation
- West Facing

**Condition**
- Excellent Condition

**Pool**
- Communal Pool
- Heated Pool

**Climate Control**
- Air Conditioning

**Views**
- Sea Views
- Mountain Views
- Garden Views
- Urban Views
- Street Views

**Features**
- Fitted Wardrobes
- Near Transport
- Private Terrace
- WiFi
- Gym
- Storage Room
- Utility Room
- Ensuite Bathroom
- Marble Flooring
- Double Glazing
- Fiber Optic

**Furniture**
- Part Furnished

**Kitchen**
- Fully Fitted Kitchen

**Garden**
- Communal Garden
- Landscaped Garden

**Security**
- Gated Complex
- Entry Phone
- 24 Hour Security

**Parking**
- Underground Parking
- Multiple Parking Spaces

**Utilities**
- Electricity
- Drinkable Water

**Category**
- Golf
- Holiday Homes
- Luxury
- Resale
- Contemporary