

## Sales - House - Mijas

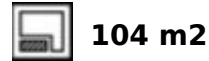
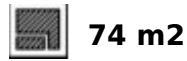
# 439.000€

**Mijas**

**House**

**Community: 1,008 EUR / year**

**IBI: 457 EUR / year**



This semi-detached property stands out for its strategic location and intelligent use of space. Situated on a 104 sqm plot, the home offers a perfect balance between private outdoor areas and light-filled interiors. With unobstructed views and an orientation that ensures natural light throughout the day, this property is an ideal choice for families and investors seeking a versatile asset in a well-established residential area. The main house features a functional layout across two levels. The ground floor hosts the social area, including a living-dining room that connects to both the front porch and the back patio, an independent kitchen, and a guest toilet. The upper floor is dedicated to rest, featuring two bright bedrooms and a full bathroom. The property's standout feature is the basement level, which has been converted into a studio with an independent entrance. This offers complete autonomy for use as a home office, guest suite, or a self-contained rental unit, with the technical possibility of reconnecting it internally. Located in the La Ponderosa Urbanization, connectivity is one of its strongest assets. With immediate access to the A-7 highway, Malaga Airport is reachable in 20 minutes and Marbella in 25. The community provides an enhanced lifestyle with access to communal areas including a swimming pool and tennis courts, blending the serenity of a private environment with proximity to international schools, shopping centers, and prestigious golf courses. The Abbreviated Informative Document (DIA) is available upon request. Additional costs: taxes (ITP or VAT + AJD), notary and registry fees are not included in the price.

### Setting

- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Urbanisation

### Views

- ✓ Sea
- ✓ Garden
- ✓ Courtyard
- ✓ Street

### Garden

- ✓ Communal

### Orientation

- ✓ South

### Features

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace

### Utilities

- ✓ Electricity

### Condition

- ✓ Renovation Required

### Furniture

- ✓ Not Furnished

### Pool

- ✓ Communal

### Kitchen

- ✓ Fully Fitted

























