

# Sales - House - El Chaparral

## 950.000€

El Chaparral

House

Community: 2,088 EUR / year IBI: 1,000 EUR / year

Rubbish: 95 EUR / year



3



2



141 m2



60 m2

WALK TO THE BEACH ! Looking for a luxury home within walking distance to the beach? With tourist licences permitted within the community, this could be the perfect property for you. Completed in 2024, this fully furnished, turnkey townhouse is ready to move straight into and enjoy from day one. Ideally positioned between La Cala de Mijas and Fuengirola, this charming boutique development of just 80 townhouses is perfectly located in one of the Costa del Sol's most desirable areas, closely connected to the region's renowned golfing lifestyle. Experience modern Mediterranean living at its finest. This beautifully presented townhouse offers 3 spacious bedrooms, 2.5 bathrooms, and large open-plan living and entertainment spaces designed for comfort and style. Convenient private parking is located directly outside the property and includes an EV charging point. The entrance level welcomes you into a bright open-plan lounge and dining area, seamlessly flowing onto the terrace. The fully fitted kitchen features Siemens appliances throughout and benefits from a separate utility room. On the lower level, you will find three generous bedrooms with fitted wardrobes, including a stunning master suite with its own en-suite bathroom. Floor-to-ceiling windows open directly onto a wraparound garden, creating additional outdoor living space and a wonderful sense of tranquillity throughout the home. This is a premium property in an ideal location, offering all the luxury, comfort and energy efficiency you would expect from a newly built home. Definitely worth viewing — we have the keys. As always, viewings at your convenience.

### Setting

- ✓ Frontline Golf
- ✓ Country
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea

### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

### Kitchen

- ✓ Fully Fitted

### Utilities

- ✓ Electricity

### Orientation

- ✓ South

### Views

- ✓ Sea
- ✓ Country
- ✓ Panoramic

### Garden

- ✓ Private
- ✓ Landscaped

### Category

- ✓ Investment
- ✓ Luxury
- ✓ Resale

### Condition

- ✓ Excellent

### Features

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing

### Security

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Safe

### Pool

- ✓ Communal

### Furniture

- ✓ Fully Furnished

### Parking

- ✓ Open
- ✓ Street
- ✓ Private
- ✓ EV charge point







































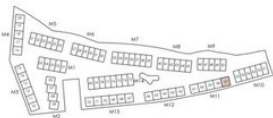
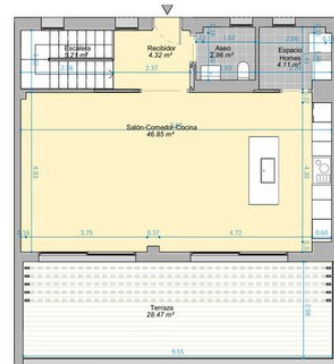
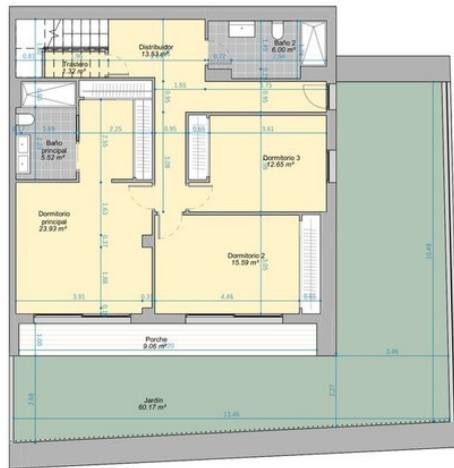


## EVERGREEN HOMES

PARCELA 10 SECTOR SUP C-13  
MIJAS, MÁLAGA

### MÓDULO 11 VIVIENDA 57

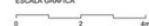
	SUP. ÚTIL	EXT/INT
Recibidor	4.32 m <sup>2</sup>	int.
Salón-Comedor-Cocina	46.85 m <sup>2</sup>	int.
Dormitorio principal	23.93 m <sup>2</sup>	int.
Dormitorio 2	15.59 m <sup>2</sup>	int.
Dormitorio 3	12.65 m <sup>2</sup>	int.
Baño principal	5.52 m <sup>2</sup>	int.
Baño 2	6.00 m <sup>2</sup>	int.
Ases	2.96 m <sup>2</sup>	int.
Distribuidor	13.53 m <sup>2</sup>	int.
Espacio Homes	4.11 m <sup>2</sup>	int.
Escalera	5.21 m <sup>2</sup>	int.
Trastero	1.32 m <sup>2</sup>	int.
Terraza	28.47 m <sup>2</sup>	ext.
Porche	9.06 m <sup>2</sup>	ext.
Jardín	60.17 m <sup>2</sup>	ext.



Superficie Útil Interior	141.99 m <sup>2</sup>
Superficie Útil Exterior	97.70 m <sup>2</sup>
Superficie Construida con p.p. de	176.66 m <sup>2</sup>
Superficie Útil s/Decreto 218/2005 del BOJA	156.19 m <sup>2</sup>
Superficie Construida s/Decreto 218/2005 del BOJA	195.28 m <sup>2</sup>

**Neinor** HOMES  
Construimos casas pensando en personas.

V.03 - FEBRERO 2022  
ESCALA GRÁFICA



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