Sales - House - La Cala de Mijas

825.000€

La Cala de Mijas **House**

Community: 1,440 EUR / year **IBI: 800 EUR / year**

5 **4** **270 m2** **240 m2**

 Exclusive Fully Renovated Townhouse Just 5 Minutes from the Beach in La Cala de Mijas. Discover this spectacular Townhouse located in one of the most sought-after areas of the Costa del Sol, in La Cala de Mijas, within the □□□□ and exclusive El Arajanal urbanization. A unique property that combines space, privacy, and construction quality—ideal for families or as a high-level investment. Imagine waking up every morning just minutes from the beach, in a beautifully renovated home where space, natural light, and tranquility come together to create an exceptional living experience. ???? Main Features: 240 m2 of usable space 5 spacious bedrooms 4 full bathrooms Large living room with an □□□□□□□□ sense of space and natural light Fully renovated property with modern finishes Excellent moisture insulation (maximum comfort all year round) Premium Features & Recent Upgrades This property has been renovated with a strong focus on comfort, energy efficiency, and sound insulation, creating a peaceful and comfortable living environment throughout the year. • Excellent thermal and acoustic insulation in walls and ceilings, ensuring privacy and year-round comfort. • High-quality PVC windows with double-glazed Climalit glass (Rayosur). • Energy-efficient pellet stove professionally installed. • New Cointra water heater. • Premium-quality flooring and wall tiles supplied by Azulejos Rodríguez Alarcón (Málaga). • Bathrooms equipped with wall-hung toilets and concealed cistern systems by renowned brands Geberit and Grohe. • Modern kitchen featuring integrated extractor hood and functional cabinetry. • Spacious resin and Solid Surface shower trays. • New insulated and motorized garage door fitted with a Somfy motor. • Facades and ceilings finished with fine-coat rendering and special anti-mould, moisture-resistant paint. A property where every detail has been carefully selected to provide quality, durability, and exceptional comfort. ???? Exterior & Orientation: Southwest orientation: natural light throughout the day Open views of the pool and the mountains Quiet and private environment, ideal for relaxation ???? Extras: Private parking for 2 cars Spacious indoor and outdoor areas ???? Prime Location: Just a few minutes from the beach and the center of La Cala de Mijas, with quick access to all amenities: supermarkets, restaurants, schools, and golf courses. Excellent connection to Málaga and Marbella. ???? Ideal for: High-end family residence Second home on the Costa del Sol Investors seeking high returns from short-term or long-term rentals ???? A property that stands out for its size, quality, and strategic location. ???? Contact us for more information or to schedule a private viewing. The Abbreviated Information Document is available to you. Estimated costs payable by the buyer: The purchase is subject to the Property Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base will be the higher value between the deeded price and the cadastral reference value (art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer’s personal circumstances. Public deed and Land Registry fees are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989), respectively. Estimated costs: □500 to □2,000 for notary fees and □250 to □1,500 for registry fees. Agency (optional, with freely agreed fees): estimated between □300 and □500. Municipal capital gains tax (IIVTNU) is payable by the seller (art. 104 TRLRHL). Estimated total cost for the buyer: □962,500. This estimate is indicative and provided in accordance with art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Agency fees are paid by the seller.FS1

Orientation
✔ South West

Pool
✔ Communal

Climate Control
✔ Central Heating

Features
✔ Wood Flooring

Furniture
✔ Not Furnished

Parking
✔ Garage

SIMULACION 3D

SIMULACION 3D

SIMULACION 3D

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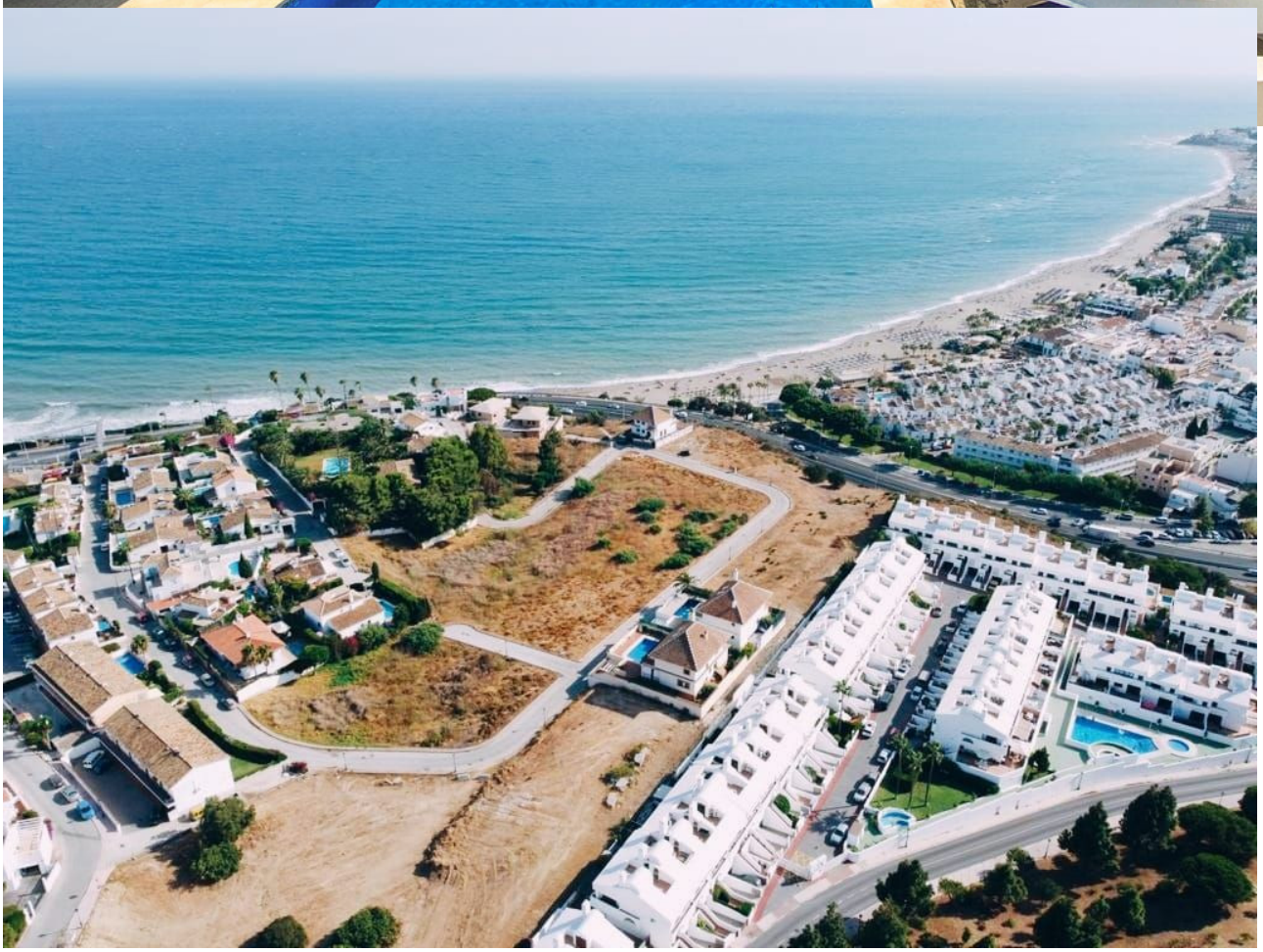
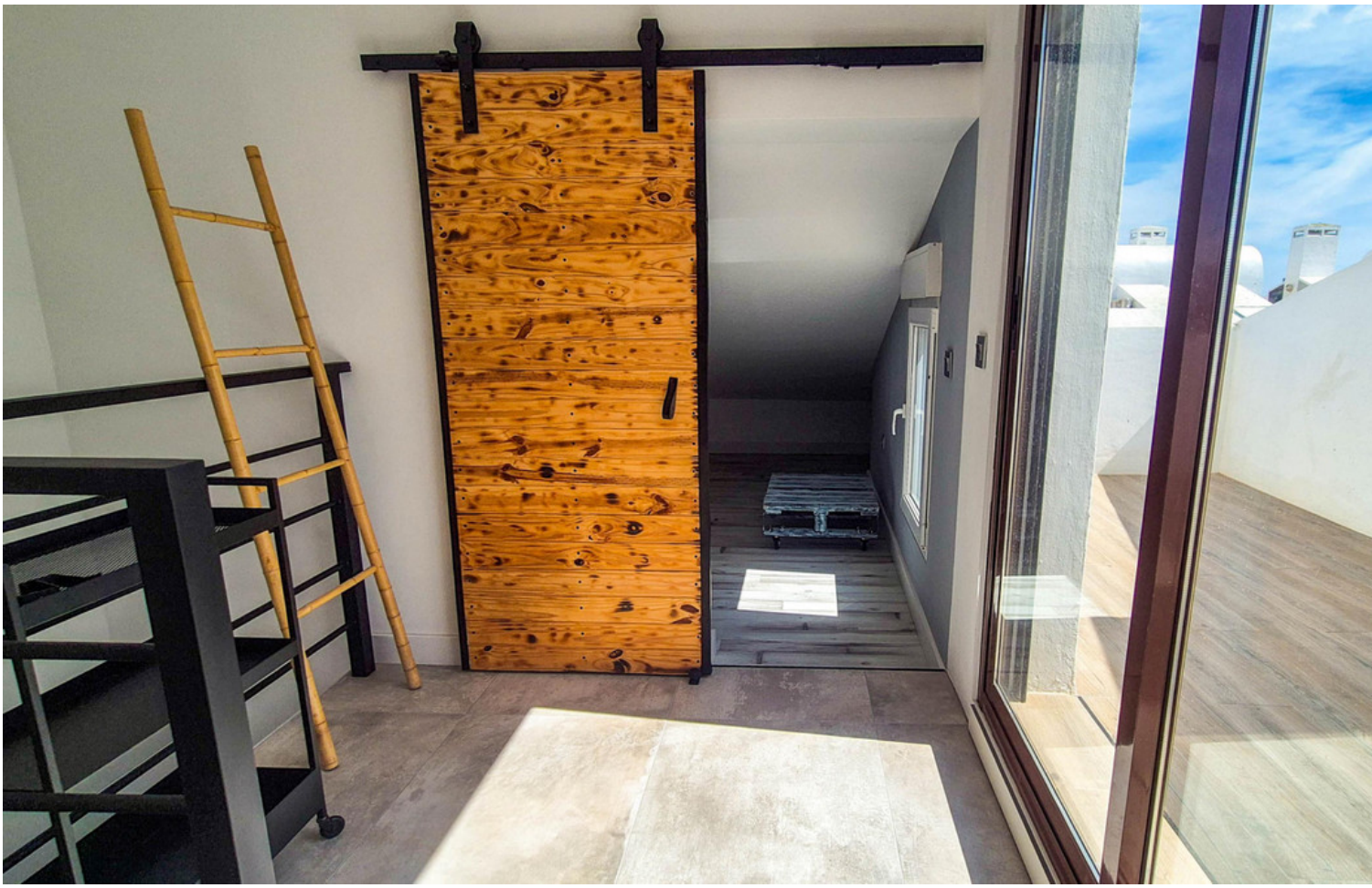


Surfing



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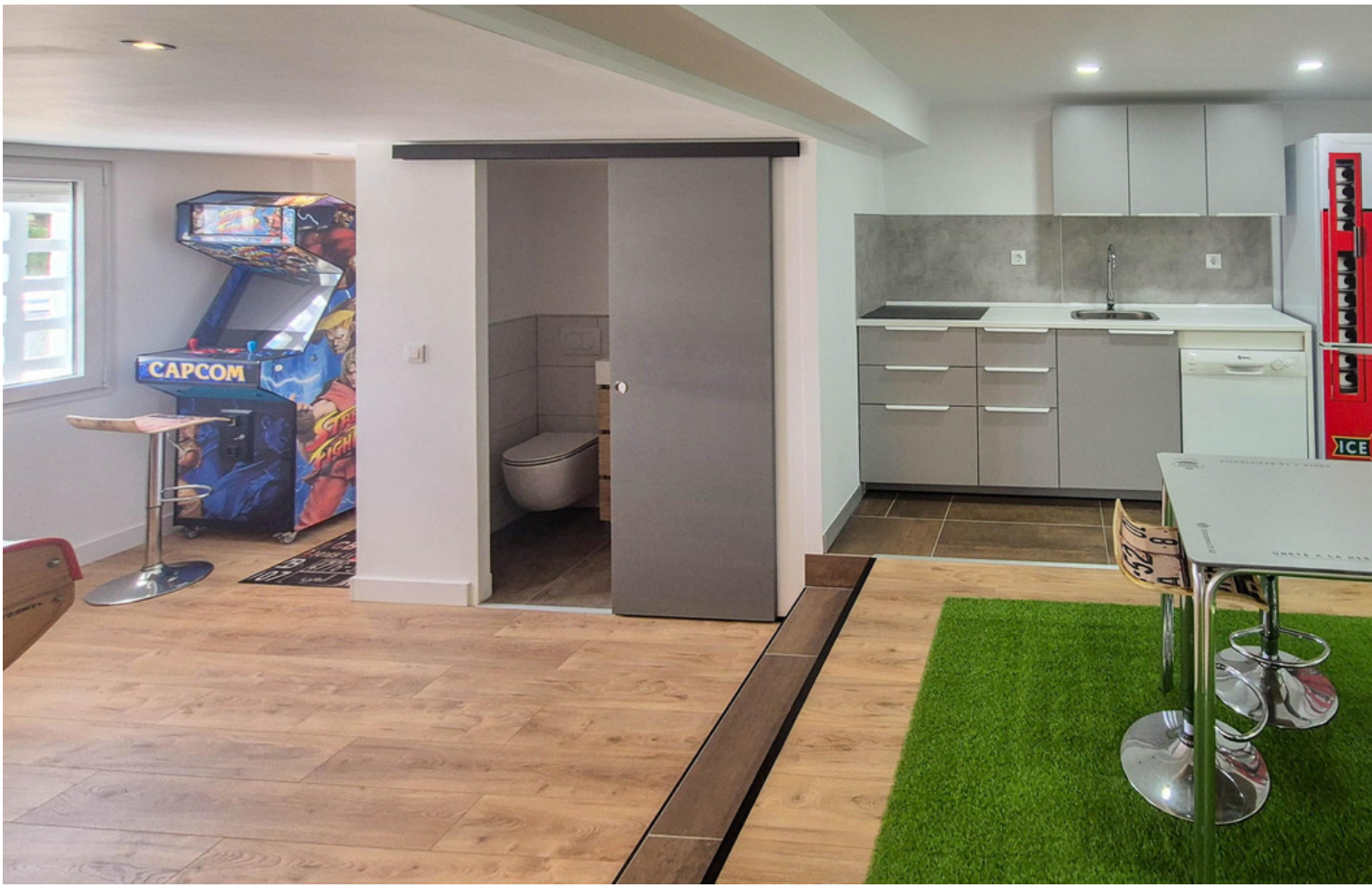
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