# Sales - House - El Chaparral

# 849.500€

**El Chaparral** **House**

**Community: 2,088 EUR / year** **IBI: 1,000 EUR / year** **Rubbish: 95 EUR / year**

 **3**  **2.5**  **141 m2**  **60 m2**

EXCEPTIONAL VALUE — TURNKEY TOWNHOUSE READY TO ENJOY - WALK TO THE BEACH - EVERGREEN DEVELOPMENT
Skip the wait for construction and step straight into your Costa del Sol lifestyle. This recently completed townhouse combines contemporary design with the convenience of a finished home, making it an appealing alternative to buying off-plan. The home is placed over two levels and offers direct access at street level with wrap around gardens on the bedroom level. Ideally positioned between La Cala de Mijas and Fuengirola, the property forms part of an attractive boutique development of just 80 contemporary townhouses, enjoying an excellent location for beaches, golf, amenities and everything the Costa del Sol lifestyle has to offer. The entrance level welcomes you into a bright and spacious open-plan lounge and dining area, with large windows creating a wonderful connection to the terrace and outdoor living areas, Large floor to ceiling doors take you out onto the South Facing Terrace. With plenty of space to place a table for 6 and large sunloungers. The contemporary fully fitted kitchen features Siemens appliances throughout and is complemented by a separate utility room. On the lower level are three generous bedrooms, all with fitted wardrobes. The impressive principal bedroom benefits from its own en-suite bathroom, while floor-to-ceiling windows open directly onto the wraparound private garden, creating a lovely sense of space, light and tranquillity. The property also benefits from private parking immediately outside the home with its own EV charging point. Definitely worth viewing — we have the keys! As always, viewings are available at your convenience. Competitively priced and ready to enjoy, this townhouse deserves a place on your viewing list. Furniture is not included in the asking price but is available by separate negotiation.

**Setting**
- ✔ Frontline Golf
- ✔ Country
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ U/F Heating
- ✔ U/F/H Bathrooms

**Views**
- ✔ Sea Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Garden Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Guest Apartment
- ✔ Ensuite Bathroom
- ✔ Double Glazing

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden
- ✔ Landscaped Garden
- ✔ Easy Maintenance Garden

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ Safe

**Parking**
- ✔ Open Parking
- ✔ Street Parking
- ✔ Private Parking
- ✔ EV charge point

**Utilities**
- ✔ Electricity

**Category**
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Resale














5
7
Alarm
daze

























































































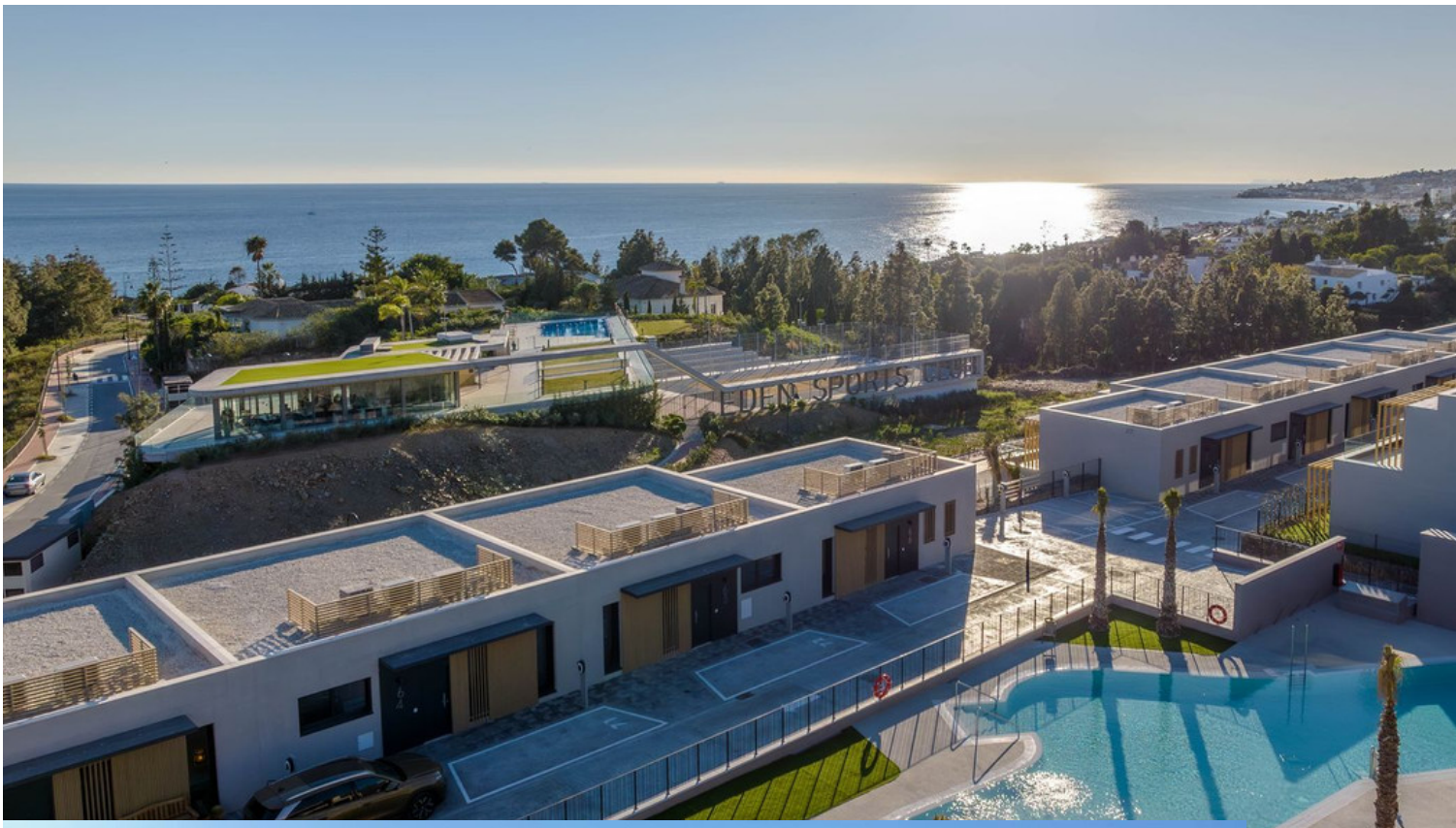











EDEN SPORTS







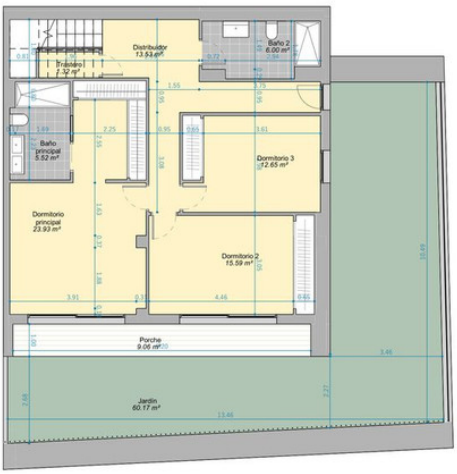
# EVERGREEN HOMES

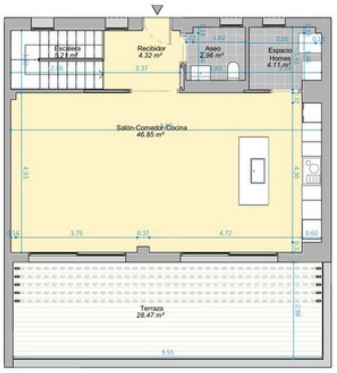
PARCELA 10 SECTOR SUP C-13

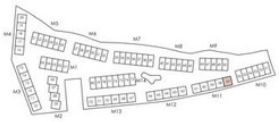
MIJAS,MÁLAGA

## MÓDULO 11
## VIVIENDA 57

| | SUP. ÚTIL | EXT/INT |
|---|---|---|
| Recibidor | 4.32 m² | int. |
| Salón-Comedor-Cocina | 46.85 m² | int. |
| Dormitorio principal | 23.93 m² | int. |
| Dormitorio 2 | 15.59 m² | int. |
| Dormitorio 3 | 12.65 m² | int. |
| Baño principal | 5.52 m² | int. |
| Baño 2 | 6.00 m² | int. |
| Aseo | 2.96 m² | int. |
| Distribuidor | 13.53 m² | int. |
| Espacio Homes | 4.11 m² | int. |
| Escalera | 5.21 m² | int. |
| Trastero | 1.32 m² | int. |
| Terraza | 28.47 m² | ext. |
| Porche | 9.06 m² | ext. |
| Jardín | 60.17 m² | ext. |



| | | |
|---|---|---|
| Superficie Útil Interior | 141.99 | m² |
| Superficie Útil Exterior | 97.70 | m² |
| Superficie Construida con p.p. zc. | 175.66 | m² |
| Superficie Útil s/Decreto 218/2005 del BOJA | 156.19 | m² |
| Superficie Construida s/Decreto 218/2005 del BOJA | 195.28 | m² |

**Neinor** HOMES

Construimos casas pensando en personas.

V.03 - FEBRERO 2022

ESCALA GRÁFICA 0 2 4m

*El presente plano no es definitivo, ya que ha sido elaborado conforme al **Proyecto Ejecución del Edificio** y, por tanto, Neinor Homes se reserva la facultad de incluir las modificaciones necesarias por exigencias técnicas y/o jurídicas u ordenadas por cualesquiera administraciones u organismos públicos, ajustándolo en todo caso **a la Documentación Final de Obra**. Los elementos accesorios (por ejemplo, el mobiliario, incluido el de la cocina), son meramente ilustrativos. Los giros de puertas y la distribución de aparatos sanitarios no son vinculantes. Las superficies expresadas son aproximadas, pudiendo experimentar modificaciones por razones de índole técnicas y/o legal en el desarrollo de la ejecución de las obras.*

