

**Ref.-ID: MIBGR5411500**

**La Cala de Mijas**

**House**

**Community: 6,264 EUR / year**

**IBI: 1,227 EUR / year**



Situated within one of La Cala de Mijas' most desirable residential communities, this elegant townhouse offers the perfect balance of modern design, convenience, and outdoor living. With the beach, restaurants, cafés, shops, and local services all within easy walking distance, the property is ideally positioned to enjoy everything this vibrant coastal town has to offer. Importantly, the home also benefits from private, independent access directly from the street, adding an extra layer of convenience and privacy. Designed to maximise light and space, the home features a striking double-height living area where floor-to-ceiling glazing creates a bright and welcoming atmosphere throughout the day. The sleek open-plan kitchen, complete with a central island, flows effortlessly into the dining and lounge areas, making it ideal for both everyday living and entertaining. The accommodation is thoughtfully distributed across two levels. On the ground floor, there are two spacious guest bedrooms that share a stylish family bathroom, while a separate guest WC adds further convenience for residents and visitors alike. The upper level is dedicated to two generous ensuite bedrooms, each benefiting from its own private bathroom and offering comfort, privacy, and an ideal layout for family living or hosting guests. The outdoor spaces are equally impressive, with multiple terraces providing sun and shade throughout the day and a private garden offering a peaceful retreat. A particularly attractive feature is the opportunity to create a rooftop solarium by installing a staircase from the middle terrace, as several neighbouring properties within the same development have already done. This would create an exceptional additional entertaining area with open views and all-day sunshine. There is also scope to add a private plunge pool, a popular enhancement already incorporated into a number of homes within the community, subject to the relevant approvals. Residents benefit from excellent on-site facilities, including beautifully maintained communal swimming pools, one of which is heated, making it ideal for year-round enjoyment and particularly appealing during the winter months. The development also features a fully equipped gym, adding further convenience for residents seeking an active lifestyle. The community is currently undergoing a comprehensive exterior repainting programme, further enhancing the appearance of the development and helping to maintain its high standards for years to come. Offering approximately 198 m<sup>2</sup> of built space, the property combines generous proportions with high-quality finishes throughout. Additional features include underfloor heating in the bathrooms, hot and cold air conditioning, electric blinds, private parking, a storage room, and the security and peace of mind of a gated development. Its strategic location places several renowned golf courses within minutes, while Marbella and Málaga Airport are easily accessible. Whether you are searching for a permanent residence, a stylish holiday retreat, or an investment with excellent rental potential, this property presents an outstanding opportunity in one of the Costa del Sol's most sought-after locations. A superb home that combines contemporary design, generous living space, and exciting potential for further enhancement, all within walking distance of the beach and the vibrant centre of La Cala de Mijas.

**Setting**

- ✓ Suburban
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Urbanisation

**Climate Control**

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

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Drinkable Water

**Orientation**

- ✓ South West

**Views**

- ✓ Sea
- ✓ Urban
- ✓ Street

**Garden**

- ✓ Communal

**Category**

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale
- ✓ Contemporary

**Condition**

- ✓ Excellent

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Gym
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Fiber Optic

**Security**

- ✓ Gated Complex

**Pool**

- ✓ Communal
- ✓ Heated
- ✓ Room For Pool

**Furniture**

- ✓ Optional

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ More Than One
- ✓ Private











































