Sales - House - Mijas

369.000€

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Ref.-ID: MIBGR5417914 **Mijas** **House**

Community: 1,008 EUR / year **IBI: 475 EUR / year** **Rubbish: 128 EUR / year**

 **2**

 **2**

 **150 m2**

Attractive corner townhouse in Residencial El Hipódromo, one of the most established gated communities in Mijas, featuring 24h security, communal swimming pool, paddle tennis courts and extensive landscaped gardens.Its corner position offers everything buyers value most in a townhouse: enhanced natural light, cross-ventilation and added privacy, with fewer adjoining neighbours than any mid-terrace property. The travertine stone façade gives the property a distinctive, elegant presence within the development.LAYOUT — 3 FLOORSGround floor: Covered entrance porch Entrance hall with built-in wardrobe and refurbished guest toilet Private enclosed garage with direct access into the home Independent fully-fitted kitchen (oven, ceramic hob, extractor hood, fridge, washing machine), with direct access to the patio Spacious living-dining room with log-burning fireplace and double access to the patio Private patio featuring a jacuzzi, artificial lawn area and outdoor dining space First floor: Master bedroom with built-in wardrobes, exterior-facing Second bedroom (currently used as a home office/sitting room), exterior-facing Full family bathroom with bathtub Large refurbished 25 m² rooftop terrace/solarium with contemporary porcelain flooring — perfect for a chill-out area, summer dining or sunbathing Basement level: Open-plan 21 m² space, ideal as a storage room, wine cellar, gym, games room or guest bedroom KEY FEATURES Corner property Private enclosed garage Private patio with jacuzzi Generous refurbished rooftop solarium Log-burning fireplace Fully-fitted kitchen Wood-effect porcelain flooring on the upper floor Travertine stone façade Refurbished guest toilet RESIDENCIAL EL HIPÓDROMO — COMMUNITY FEATURES 24h security Communal swimming pool Paddle tennis courts Extensive landscaped gardens and green areas Excellent access to the A-7 motorway PRIME LOCATION Just minutes from La Cala de Mijas, Fuengirola, Hipódromo Costa del Sol racecourse, championship golf courses, international schools, supermarkets and beaches. Direct connection to Marbella and Málaga city via the A-7.Property in excellent move-in condition.

Setting
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ North Facing
- ✔ South Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Fireplace

Features
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ Paddle Tennis
- ✔ Storage Room
- ✔ Utility Room
- ✔ Jacuzzi
- ✔ Double Glazing
- ✔ Basement
- ✔ Fiber Optic

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ 24 Hour Security

Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Golf
- ✔ Resale








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GROSS INTERNAL AREA
FLOOR 1: 21 m2, FLOOR 2: 44 m2
FLOOR 3: 41 m2, EXCLUDED AREAS:
GARAGE: 20 m2, PATIO: 23 m2
PORCH: 6 m2, BALCONY: 25 m2
TOTAL: 106 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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