## Sales - House - Miraflores

# 625.000€











**Ref.-ID: R5538043** **Miraflores** **House**

**Community: 2,484 EUR / year** **IBI: 470 EUR / year** **Rubbish: 135 EUR / year** **2** **2** **79 m2**

BEAUTIFULLY RENOVATED BEACHFRONT TOWNHOUSE – ROCAS DEL MAR, MIJAS COSTA A rare opportunity to own a beautifully renovated townhouse in the sought-after beachfront community of Rocas del Mar, Mijas Costa, just steps from the Mediterranean Sea. Recently renovated throughout, this charming property offers a fresh, contemporary interior combined with the relaxed atmosphere of Mediterranean coastal living. The townhouse features two comfortable bedrooms, a family bathroom on the upper floor and an additional guest toilet on the ground floor. The property benefits from a spacious private ground-floor terrace, perfect for outdoor dining, entertaining friends or simply relaxing in the sunshine. Upstairs, a private balcony provides an additional outdoor space to enjoy the beautiful Costa del Sol climate. EXCEPTIONAL COMMUNAL FACILITIES Residents can enjoy a range of attractive facilities, including: ● A communal swimming pool within the urbanisation. ● An on-site bar and restaurant. ● Direct access to the beautiful coastal promenade. ● Access to the swimming pool of a neighbouring beachfront community, located right beside the beach. Just a short stroll away is the famous Max Beach Club, a stylish beachfront restaurant and beach club with its own swimming pool, offering a wonderful setting for lunch, drinks and relaxing by the sea. A COASTAL LIFESTYLE ON YOUR DOORSTEP One of the property’s greatest attractions is its direct access to the Senda Litoral de Mijas, the scenic coastal pathway that connects the beautiful beaches and seaside areas along the Mijas coastline. Perfect for morning walks, sunset strolls, jogging or simply enjoying the sea views, the coastal path offers a wonderful way to explore the Mediterranean shoreline. It is also ideal for walking towards the charming seaside village of La Cala de Mijas, with its sandy beaches, traditional beach restaurants, cafés and lively atmosphere. THE PERFECT HOME BY THE SEA Whether you are looking for a stylish holiday home, a permanent residence or an attractive investment on the Costa del Sol, this property offers a fantastic combination of modern comfort, outdoor living and an exceptional beachfront location. -> Tourist license application in progress. Enjoy the Mediterranean lifestyle, with the sea, swimming pools, restaurants and beautiful coastal walks right on your doorstep.

**Setting**
- ✔ Beachfront
- ✔ Beachside
- ✔ Close To Sea
- ✔ Urbanisation

**Orientation**
- ✔ South East Orientation

**Condition**
- ✔ Excellent Condition
- ✔ Recently Renovated

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Sea Views

**Features**
- ✔ Private Terrace
- ✔ Bar
- ✔ Restaurant On Site

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Alarm System

**Category**
- ✔ Beachfront
- ✔ Holiday Homes
- ✔ Investment