

Sales - House - Calahonda  
**386.000€**

[www.arbatestates.com](http://www.arbatestates.com)  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
[info@arbatestates.com](mailto:info@arbatestates.com)



Ref.-ID: R5051176

Calahonda

House



3



2



213 m2

SQUATTED PROPERTY. OPPORTUNITY FOR INVESTORS. The price of the property has been set considering that the property is being acquired by the buyer in an occupied state. Therefore, this price would not apply if the property is unoccupied at the time of formalization of the public deed. The photographs may not correspond to the current condition of the property. Interior viewing is not possible. We present this exclusive semi-detached single-family home, located in one of the quietest and most sought-after areas of Mijas, specifically in Calahonda, a privileged residential area that combines nature, privacy, and proximity to services. The home is spread over four floors, all connected by an internal staircase, designed to maximize functionality and comfort: - The basement (64.87 m² usable) contains a private parking space, a storage room, and a toilet, with direct access from inside the home. - The ground floor (50.37 m²) includes a hall, a guest toilet, a separate kitchen, a laundry room, and a spacious living-dining room with access to the porch and private garden, ideal for enjoying the outdoors. - The upper floor (53.38 m²) houses three bedrooms, one with a dressing room, and two full bathrooms. - Finally, the turret floor (12 m²) houses the staircase leading to the rooftop facilities, adding an additional technical space with the possibility of adapting its use. The home has a total usable area of 180.62 m² and a constructed area of 213.47 m². It also has a 39 m² private garden at the rear, ideal as a green area, recreational area, or rest area. The building's 89.49 m² plot area includes an entrance area and private garden, providing additional outdoor space that enhances the quality of life. This property represents an excellent option for those seeking a spacious and modern home in a quiet residential setting with great potential on the Costa del Sol. Townhouse, Calahonda, Costa del Sol. 3 Bedrooms, 2 Bathrooms, Built 213 m². Setting : Urbanisation. Orientation : South. Condition : Good. Pool : Communal. Views : Beach, Country, Garden, Urban. Features : WiFi, Basement. Furniture : Not Furnished. Kitchen : Not Fitted. Garden : Private. Security : Gated Complex. Parking : Underground, Garage. Utilities : Electricity, Drinkable Water, Telephone. Category : Bargain, Cheap, Distressed, Holiday Homes, Investment, Luxury, Repossession, Resale.

<b>Setting</b> ✔ Urbanisation	<b>Orientation</b> ✔ South	<b>Condition</b> ✔ Good	<b>Pool</b> ✔ Communal	<b>Views</b> ✔ Beach ✔ Country ✔ Garden ✔ Urban	<b>Features</b> ✔ WiFi ✔ Basement
<b>Furniture</b> ✔ Not Furnished	<b>Kitchen</b> ✔ Not Fitted	<b>Garden</b> ✔ Private	<b>Security</b> ✔ Gated Complex	<b>Parking</b> ✔ Underground ✔ Garage	<b>Utilities</b> ✔ Electricity ✔ Drinkable Water ✔ Telephone
<b>Category</b> ✔ Bargain ✔ Cheap ✔ Distressed ✔ Holiday Homes ✔ Investment ✔ Luxury ✔ Repossession ✔ Resale					