EK
ARBAT ESTATES

Sales - House - Mijas

339.000€

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Ref.-ID: R5455582 **Mijas** **House**

Community: 708 EUR / year **IBI: 445 EUR / year** **Rubbish: 127 EUR / year** **2** **1** **126 m2**

This is one of those properties that is particularly impressive when viewed in person. Located in the Hipódromo area, one of the fastest-growing and most promising residential areas of Mijas Costa, this home offers a highly attractive combination of generous living spaces, tranquillity and proximity to both La Cala de Mijas and the centre of Fuengirola, each just a few minutes away by car. The property is distributed across several levels and offers a comfortable and practical layout, perfectly suited to everyday living. The main floor features a spacious and bright living and dining room, a separate kitchen, a pleasant outdoor patio and a guest toilet. The upper floor comprises two generously sized bedrooms. The principal bedroom benefits from a large, fully fitted built-in wardrobe, while the second bedroom also features spacious built-in wardrobes and its own small private terrace. A complete bathroom with a bathtub is also located on this level. One of the most interesting features of the property is the ground floor. This level currently includes an entrance hall, a practical storage cupboard beneath the staircase and a large storage room offering exceptional potential. In fact, many neighbouring properties have already converted similar spaces into a third bedroom with an en-suite bathroom, a home office or even an additional independent living area. This provides significant added value, both in terms of functionality and future capital appreciation. The property also includes two parking spaces and forms part of a beautifully maintained residential development with extensive communal areas, two large swimming pools—one of which is designed for children—a pleasant park and two wall-enclosed padel courts. Thanks to its location, excellent value for money and potential for further expansion, this property represents a particularly attractive opportunity in the current Mijas Costa market.

Setting
- ✔ Urbanisation

Orientation
- ✔ North East Orientation
- ✔ South West Orientation

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Country Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Courtyard Views

Features
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Paddle Tennis
- ✔ Double Glazing
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds

Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Cheap
- ✔ Reduced
- ✔ Resale