EK
ARBAT ESTATES

Sales - House - Mijas Golf

394.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com











Ref.-ID: R5511526 **Mijas Golf** **House**

Community: 1,176 EUR / year **IBI: 480 EUR / year** **Rubbish: 90 EUR / year** **3** **3** **137 m2**

We are pleased to present this Beautifully Reformed 3-Bedroom Townhouse with Frontline Golf & Panoramic Views We are delighted to present this beautifully reformed three-bedroom, three-bathroom townhouse, ideally positioned within one of the most desirable gated communities in Mijas Golf. Set within an exclusive development of just 26 homes, the property enjoys a wonderful combination of privacy, security, exceptional views and beautifully designed living spaces, together with access to the community swimming pool and landscaped gardens. Recently renovated throughout with exceptional attention to detail, the townhouse has been thoughtfully designed to create a bright, contemporary and effortlessly comfortable home, with generous proportions and an abundance of natural light. The heart of the property is the impressive open-plan kitchen, living and dining space. The newly installed kitchen features a sleek modern design, extensive storage and quality integrated appliances, including an oven, microwave and induction hob. The adjoining living and dining area is spacious and inviting, with large wall-to-wall double-glazed patio doors flooding the room with natural light and opening directly onto the private terrace and garden. From the terrace, there is direct access to the beautifully maintained community gardens and swimming pool, creating an ideal setting for outdoor entertaining, relaxing in the sunshine or simply enjoying the peaceful surroundings. The community has also recently approved the possibility of extending the private outdoor area, offering further potential for the new owner. A guest WC and useful under-stair storage complete the ground floor. On the first floor are two generous double bedrooms, both benefiting from large double doors. The front bedroom enjoys a Juliet balcony overlooking the protected Parque El Esparragal, whilst the second bedroom opens directly onto a private terrace with beautiful swimming pool and golf views. Also on this level is the stylish family bathroom, recently installed to an exceptional standard, together with a separate utility room providing additional storage and housing the washing machine. The top floor is dedicated to a particularly impressive principal bedroom suite. This spacious room benefits from excellent storage, a beautifully finished en-suite bathroom and large double doors opening onto a private terrace. Here, the property really comes into its own. The terrace enjoys spectacular panoramic frontline golf and mountain views, with a desirable west-facing orientation providing sunshine from around midday through to sunset for much of the year — the perfect place to enjoy an evening drink whilst watching the sun go down over the golf course and mountains. The property also benefits from air conditioning and heating throughout, together with a newly installed solar energy system designed to provide electricity for the home, helping to significantly reduce ongoing energy costs. Every aspect of the renovation has been carefully considered, resulting in a home that is ready to move straight into without the need for further work. A Rare Mijas Golf Lifestyle The location is particularly special. Mijas Golf is an established and highly sought-after residential enclave surrounding two professional 18-hole golf courses, whilst the arrival of the 5-star La Zambra Resort — part of Hyatt’s Unbound Collection — has further enhanced the area’s reputation as a destination for luxury tourism and lifestyle. Opposite the property is Parque El Esparragal, a beautiful rustic park with BBQ facilities and open green surroundings. Despite its peaceful setting, the townhouse is exceptionally well connected, approximately: 7 minutes to Fuengirola 10 minutes to La Cala de Mijas 25 minutes to Málaga International Airport A beautifully renovated townhouse offering frontline golf views, multiple private terraces, generous outdoor space, contemporary interiors, solar energy and an enviable west-facing position — all within a secure and exclusive Mijas Golf community. A property that needs to be viewed to be fully appreciated □394,000

Setting
- ✔ Frontline Golf
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C

Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Private Garden

Security
- ✔ Gated Complex

Parking
- ✔ Communal Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Photovoltaic solar panels

Category
- ✔ Golf
- ✔ Investment
- ✔ Luxury
- ✔ Resale