

# Продажа - Дом - Мijas

## 439.000€



**Ref.-ID: R5347786**

**Mijas**

**Дом**

**Коммунальные: 1,008 EUR / год**

**ИБИ: 457 EUR / год**



**3**



**2**



**74 m2**



**104 m2**

This semi-detached property stands out for its strategic location and intelligent use of space. Situated on a 104 sqm plot, the home offers a perfect balance between private outdoor areas and light-filled interiors. With unobstructed views and an orientation that ensures natural light throughout the day, this property is an ideal choice for families and investors seeking a versatile asset in a well-established residential area. The main house features a functional layout across two levels. The ground floor hosts the social area, including a living-dining room that connects to both the front porch and the back patio, an independent kitchen, and a guest toilet. The upper floor is dedicated to rest, featuring two bright bedrooms and a full bathroom. The property's standout feature is the basement level, which has been converted into a studio with an independent entrance. This offers complete autonomy for use as a home office, guest suite, or a self-contained rental unit, with the technical possibility of reconnecting it internally. Located in the La Ponderosa Urbanization, connectivity is one of its strongest assets. With immediate access to the A-7 highway, Malaga Airport is reachable in 20 minutes and Marbella in 25. The community provides an enhanced lifestyle with access to communal areas including a swimming pool and tennis courts, blending the serenity of a private environment with proximity to international schools, shopping centers, and prestigious golf courses. The Abbreviated Informative Document (DIA) is available upon request. Additional costs: taxes (ITP or VAT + AJD), notary and registry fees are not included in the price.

**Расположение**

- ✓ Рядом с магазинами
- ✓ Близко к школам
- ✓ Урбанизация

**Мебель**

- ✓ Без мебели

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Кухня**

- ✓ Полностью оборудованная

**Состояние**

- ✓ Нужен ремонт

**Сад**

- ✓ Общественный

**бассейн**

- ✓ Общий

**Коммунальные услуги**

- ✓ Электричество

**ВИД**

- ✓ Море
- ✓ Сад
- ✓ Двор
- ✓ Улица

**Особенности**

- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса