

Продажа - Дом - Calahonda  
**437.600€**

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Ref.-ID: R5051197

Calahonda

Дом



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 connected by an internal staircase, with a design conceived to offer spaciousness, functionality, and comfort: - The basement (64.87 m<sup>2</sup> usable) houses private parking, a storage room, and a toilet, providing a comfortable and well-utilized auxiliary space. - The ground floor (50.37 m<sup>2</sup>) houses the main entrance, a hall, a guest toilet, a separate kitchen, a laundry room, and a spacious living-dining room with direct access to the porch and private garden, ideal for enjoying the Costa del Sol's beautiful climate. - The upper floor (53.38 m<sup>2</sup>) houses three bedrooms, one with a dressing room, as well as two full bathrooms that create a comfortable relaxation area. - Finally, the turret floor (12 m<sup>2</sup>) provides access to the rooftop facilities, adding a versatile technical space that can be adapted to different uses. The home has a total usable area of 180.62 m<sup>2</sup> and a constructed area of 213.47 m<sup>2</sup>. At the rear, there is a 22 m<sup>2</sup> private garden, perfect for creating a green area or relaxation area. The building's land area is 89.49 m<sup>2</sup>, which, together with the garden and private access area, amounts to a total of 115.50 m<sup>2</sup> of exclusive-use land. This property represents an excellent opportunity to acquire a modern, bright home with generous spaces in an established residential area with great potential on the Costa del Sol.

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**Расположение**

- ✓ Город
- ✓ Коммерческая зона
- ✓ На побережье
- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Урбанизация

**Сад**

- ✓ Общественный

**ОРИЕНТАЦИЯ**

- ✓ Юг

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Домофон

**Состояние**

- ✓ Хорошее

**Парковка**

- ✓ Гараж

**бассейн**

- ✓ Общий

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Телефон

**ВИД**

- ✓ Панорамный
- ✓ Сад

**Категория**

- ✓ Выгодное предложение
  - ✓ Дешевая
  - ✓ Описанная за долги
- недвижимость
- ✓ Гольф
  - ✓ Дома для отдыха
  - ✓ Инвестиции
  - ✓ Элитная
  - ✓ Залоговая недвижимость

**Особенности**

- ✓ Кладовка