

**Продажа - Дом - Calahonda**  
**578.000€**

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**Ref.-ID: R5416999**

**Calahonda**

**Дом**

**Коммунальные: 996 EUR / год**

**ИБИ: 549 EUR / год**



**3**



**3**



**178 m2**



**54 m2**

Located in one of the most exclusive and highly sought-after areas of Mijas Costa, this elegant townhouse offers a perfect combination of privacy, design, comfort, and a privileged setting that conveys calm, sophistication, and quality of life. The property stands out for its natural brightness, spaciousness, and carefully designed layouts to enjoy the authentic Mediterranean lifestyle. Every corner conveys harmony, exclusivity, and well-being, making it an ideal home both as a permanent residence or for enjoying long stays on the Costa del Sol. It also features high-quality finishes that add character and distinction, such as its three bathrooms fitted with elegant natural stone washbasins, bringing personality and sophistication to each space. The property includes a small private garden with the possibility of building a swimming pool, as some neighbors have already done, adding significant value and great potential for customization. In addition, it boasts a solarium with spectacular views of the surrounding area and the sea—an ideal space for endless dinners, outdoor gatherings, and moments of relaxation in a unique atmosphere. One of the great privileges of this property is its excellent location, surrounded by premium services, sports facilities, gastronomy, and leisure options available all year round. Just a few minutes away, you will find the exclusive Oxygen Sports & Wellness Club, ideal for those who value wellness, fitness, and padel in a modern and exclusive environment. The area also offers the renowned Club del Sol, a benchmark for tennis and padel on the Costa del Sol, as well as Padel La Siesta Golf Academy for sports enthusiasts. The gastronomic offer around the property is excellent, with iconic restaurants such as Miel y Nata, highly appreciated by both international and local residents for its charm and quality, as well as exclusive beachfront venues such as Max Beach, perfect for enjoying the authentic Mediterranean lifestyle. Surrounded by nature, tranquility, golf courses, and high-end services, this property represents a unique opportunity to live in an environment where excellence, comfort, and the Mediterranean lifestyle are part of everyday life. □ The indicated price does not include taxes or expenses. Transfer Tax (ITP) of 7% applies, as well as notary fees (approx. 0.3%–0.5%) and Land Registry fees (approx. 0.1%–0.3%) based on the purchase price. The amounts provided are for informational purposes only and may vary depending on the specific case. For this property, the estimated costs will be: \* ITP: □40,460 \* Notary: Between □1,734 (0.3%) and □2,890 (0.5%) \* Land Registry: Between □578 (0.1%) and □1,734 (0.3%) The purchase of this property does not include real estate agency fees for the buyer. The property is sold partially furnished.

#### Расположение

- ✓ Коммерческая зона
- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с портом
- ✓ Урбанизация

#### Мебель

- ✓ Частично меблированный

#### Состояние

- ✓ Отличное

#### Кухня

- ✓ Частично оборудованная

#### бассейн

- ✓ Место для бассейна

#### Парковка

- ✓ Приватная

#### Климат-контроль

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха

#### ВИД

- ✓ Море
- ✓ Сельская местность
- ✓ Панорамный

#### Особенности

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Солярий
- ✓ Кладовка
- ✓ Ванная комната
- ✓ Мраморные полы