

**Продажа - Дом - La Cala Golf**  
**529.000€**

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**Ref.-ID: R5450137**

**La Cala Golf**

**Дом**

**Коммунальные: 4,092 EUR / год**

**ИБИ: 1,033 EUR / год**

**Мусор: 134 EUR / год**



**3**



**3.5**



**202 m2**



**37 m2**

Welcome to this bright and spacious townhouse in an elevated and peaceful position within La Cala Golf Resort. It combines well-designed living areas with three bedrooms, all with en-suite bathrooms, several terraces, a private garden and far-reaching views over the communal gardens, the golf courses, the Mijas mountain and the Mediterranean on the horizon. The house was built in 2007, is presented in very good condition and is distributed over four levels. The architecture has a distinct Andalusian character with white façades, natural stone details, tiled roofs and pergolas, combined with solid materials and a timeless interior. The registered enclosed built area is 202.01 m². In addition, there is a 17.08 m² veranda, 20.78 m² of terraces, a 7.42 m² utility patio and a private garden of 37.98 m². On the entrance level, you are welcomed by a bright hallway leading to a spacious living and dining room. The wood-burning fireplace creates a cosy atmosphere during the cooler months of the year, while large sliding glass doors open onto the covered terrace and garden. There is plenty of space here for dining, socialising and relaxing, with the views as a natural part of daily life. The semi-open kitchen is directly connected to the dining area and offers ample worktop and storage space, as well as direct access to a practical utility patio. Also on this floor is a guest toilet. One floor up are two spacious bedrooms, both with fitted wardrobes and en-suite bathrooms. One of the bedrooms has direct access to a private terrace with a pergola and beautiful open views over the golf courses, the surrounding mountains and the Mediterranean in the distance. The top floor forms a more secluded private area with an additional bedroom, en-suite bathroom, dressing storage and a private terrace with an even higher and more expansive view. The layout makes this floor ideal as a principal bedroom, guest suite or a quiet space for longer stays. The property is equipped with central air conditioning for both heating and cooling, underfloor heating in the bathrooms and a video entry system. Marble floors and generously sized rooms contribute to the bright and solid feel. The garden faces northeast and enjoys pleasant morning light, while the covered terrace and orientation provide welcome shade during the hottest hours of the day. At the front of the house, there is also the opportunity to enjoy the afternoon sun, especially during the cooler months of the year. The gated residential community stands out for its unusually airy and green surroundings. Mature palm trees, well-kept planting, wide pathways and large communal green areas create a calm and established environment with significantly more greenery and open space than many newer developments. There is also guest parking and two pool areas, both with an adult pool and a separate children's pool. The private garden is maintained by the community, offering easy-care living all year round. In the basement, there is a fully private, lockable garage with space for one car as well as a motorcycle, bicycles or similar. The garage is accessed via the community's shared garage entrance and has an internal staircase connection to the property. La Cala Golf Resort offers three 18-hole courses, a golf academy, hotel, spa, restaurants and several sports facilities in a beautiful natural setting. The beaches and amenities of La Cala de Mijas can be reached in around ten minutes by car, while Málaga Airport is less than 35 minutes away. The house is sold unfurnished, but the furniture can be negotiated separately. A complete and very pleasant home for those seeking plenty of space, beautiful views and a peaceful location – equally well suited as a permanent residence or a holiday home on the Costa del Sol.

**Расположение**

✓ Рядом с гольф-полем

**ОРИЕНТАЦИЯ**

✓ Северо-восток

**Состояние**

✓ Отличное

**бассейн**

✓ Общий

**Климат-контроль**

✓ Кондиционер  
✓ Камин  
✓ Полы с подогревом в ванной

**ВИД**

✓ Море  
✓ Горы  
✓ Гольф  
✓ Сельская местность  
✓ Панорамный  
✓ Сад

**Особенности**

✓ Крытая терраса  
✓ Приватная терраса  
✓ WiFi  
✓ Ванная комната  
✓ Мраморные полы  
✓ Двойные стеклопакеты

**Мебель**

✓ По желанию

**Кухня**

✓ Частично оборудованная

**Сад**

✓ Приватный

**меры безопасности**

✓ Огражденный комплекс

**Парковка**

✓ Приватная

**Категория**

✓ Гольф