



## Townhouse for sale in Mijas Costa, Mijas

490.000 €

Reference: R5057005 Bedrooms: 3 Bathrooms: 3 Build Size: 193m<sup>2</sup> Terrace: 26m<sup>2</sup>





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## Costa del Sol, Mijas Costa

This spacious townhouse, spread over three floors, offers the perfect combination of comfort, space, and natural surroundings. Ideal both as a permanent residence for families and as a second home for holidays. The basement level includes a double garage, storage area, and a dedicated office space, perfect for those working from home. On the main floor, you'll find a fully equipped independent kitchen with a separate laundry area, and a large living-dining room with direct access to a 25m<sup>2</sup> terrace, partially enclosed with LUMON glass curtains. From here, you can enjoy open views of green areas and the communal pools. The top floor features three double bedrooms, including the master bedroom with en-suite bathroom and access to a private balcony of approx. 8m<sup>2</sup>. In total, the property has three full bathrooms. Key features include: Aerothermal system for hot water Air conditioning and heating through ducts, with AirZone system for room-by-room temperature control Double-glazed windows, built-in wardrobes, and excellent overall condition The gated community is very complete, offering two swimming pools, spacious gardens, a paddle tennis court, and a children's play area, all in a peaceful natural setting surrounded by woodland, ensuring privacy and a sense of retreat. Location Located in the well-established and quiet Hipódromo / Cerro del Águila area, one of the most desirable residential areas in Mijas thanks to its natural surroundings, fresh air, safety, and easy access. Separated from El Faro by a forest, it's well connected to the coast and the AP-7 motorway. Just minutes away from Fuengirola, La Cala de Mijas, and the beaches of the Costa del Sol. A fantastic option for those seeking peace and nature without giving up proximity to services and the sea. The Abbreviated Information Document is at your disposal. Costs: Taxes (ITP or VAT+AJD) + notary and registry fees.



## Features:

### Caratteristiche

Terrazza coperta  
Terrazza privata  
Ripostiglio  
Bagno privato  
Doppio vetro  
Armadi a muro  
Tennis paddle  
Domotica  
Seminterrato

### Viste

Giardino

Piscina

### Piscina

Condominiale

### Giardino

Condominiale

### Categoria

Investimento

Contemporary

### Orientamento

Ovest

### Collocamento

Vicino al mare

Vicino alla foresta

### Mobilia

Non arredato

### Parcheggio

Sotterraneo

Garage

Privato

Coperto

### Valutazione energetica

B

### Climate Control

Aria condizionata

Caldo a/c

### Condizione

Recentemente rinnovato

### Cucina

Completamente arredata

### Utility

Elettricità

### Valutazione delle emissioni di CO2

B