

**Sales - House - Mijas Golf**  
**280.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R4303039**

**Mijas Golf**

**House**

**Community: 2,136 EUR / year**

**IBI: 425 EUR / year**

**Rubbish: 77 EUR / year**



**3**



**2**



**92 m2**

PRICED TO SELL !!! Great opportunity, rarely seen. We would like to offer you this beautiful 3-bed, 2-bath townhouse, split on two levels. As you walk into the property, you will find a spacious entrance hall (with plenty of storage space under the staircase) and three good-sized bedrooms with incorporated wardrobes, all of which benefit from either a window or door to the exterior, allowing the natural light in. Two of the bedrooms lead out to a private terrace, and the front bedroom looks out to the entrance terrace. Upstairs, you will find the living room area with an open-plan kitchen and guest bathroom. From the lounge, you step out onto your terrace with panoramic, breath-taking views of the surroundings, golf, and sea in the distance! The property is in excellent condition and upgraded with a new open-plan kitchen, double-glazed windows, hot and cold air conditioning throughout the property, and a traditional fireplace in the lounge. The upper floor is ideally presented with its high-rise beamed ceilings, which enhance the property while absorbing the incredible views out on your terrace with a glass of wine "al fresco." This magnificent Andalusian-style complex, one of the best known in Mijas Golf, is absolutely magical! The quiet streets, the beautiful courtyards with fountains, the abundance of flowers, and the white facades give the impression of walking through one of the typical Andalusian towns. It has four swimming pools where you can enjoy a bath in an incomparable setting, and even a French bowling area! All this, together with the splendid views, the tranquility, and the proximity to different urban centers, make Puebla Aida a highly desirable and pleasant place to live. Walking distance to the new 5-star hotel Byblos, public transport, taxi rank, and other amenities! \*\*\*\*\* Viewings are highly recommended! We have keys in the office to facilitate viewings. A MUST BE SEEN! \*\*\*\*\*

- |   |   |   |   |  |   |
|---|---|---|---|--|---|
| <b>Setting</b><br><input checked="" type="checkbox"/> Close To Golf<br><input checked="" type="checkbox"/> Urbanisation   | <b>Orientation</b><br><input checked="" type="checkbox"/> South East<br><input checked="" type="checkbox"/> South | <b>Condition</b><br><input checked="" type="checkbox"/> Excellent<br><input checked="" type="checkbox"/> Good | <b>Pool</b><br><input checked="" type="checkbox"/> Communal             | <b>Climate Control</b><br><input checked="" type="checkbox"/> Air Conditioning<br><input checked="" type="checkbox"/> Hot A/C<br><input checked="" type="checkbox"/> Cold A/C<br><input checked="" type="checkbox"/> Fireplace | <b>Views</b><br><input checked="" type="checkbox"/> Sea<br><input checked="" type="checkbox"/> Golf<br><input checked="" type="checkbox"/> Panoramic<br><input checked="" type="checkbox"/> Urban |
| <b>Features</b><br><input checked="" type="checkbox"/> Fitted Wardrobes<br><input checked="" type="checkbox"/> Near Transport<br><input checked="" type="checkbox"/> Private Terrace<br><input checked="" type="checkbox"/> WiFi<br><input checked="" type="checkbox"/> Restaurant On Site<br><input checked="" type="checkbox"/> Fiber Optic | <b>Furniture</b><br><input checked="" type="checkbox"/> Fully Furnished   | <b>Kitchen</b><br><input checked="" type="checkbox"/> Fully Fitted  | <b>Security</b><br><input checked="" type="checkbox"/> 24 Hour Security | <b>Parking</b><br><input checked="" type="checkbox"/> Street<br><input checked="" type="checkbox"/> Communal   | <b>Utilities</b><br><input checked="" type="checkbox"/> Electricity<br><input checked="" type="checkbox"/> Drinkable Water  |
| <b>Category</b><br><input checked="" type="checkbox"/> Golf<br><input checked="" type="checkbox"/> Investment<br><input checked="" type="checkbox"/> Resale   |   |   |   |  |   |