

**Sales - House - Mijas Golf**  
**450.000€**

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



**Ref.-ID: R4654837**

**Mijas Golf**

**House**

**Community: 2,400 EUR / year IBI: 700 EUR / year**

**Rubbish: 100 EUR / year**



**3**



**2.5**



**127 m2**



**80 m2**

**\*\*Nestled in the Serenity of Costa del Sol\*\*** **\*\*Exquisite Locale:\*\*** This unique property, situated just a mere 5 km from the pristine Costa del Sol coast, offers an unparalleled living experience. Adjacent to the esteemed 5-star La Zambra Hotel, it is a part of an exclusive enclave with only a handful of neighbors, ensuring privacy and a sense of community.

**\*\*Design and Structure:\*\*** Featuring 2 bedrooms and an expansive attic, this property presents vast possibilities for easy upgrades and updates. The potential is immense to transform it into an exquisite luxury classic contemporary residence. The design can draw inspiration from La Zambra's own refurbishment – a blend of splendid glory and authentic Andalusian character.

**\*\*Climate and Location Perks:\*\*** Its pure south-facing aspect and privileged advanced position not only guarantee an abundance of natural light but also offer a spectacular panoramic view. Being 5 km off the coast, the property enjoys the perfect balance of the Costa del Sol's famed sunny climate while being comfortably distant from the coastal humidity. This perfect climatic combination ensures both warm, bright summers and mild, pleasant winters, making it an ideal year-round sanctuary.

**\*\*Leisure and Amenities:\*\*** The property boasts a private swimming pool, set in tranquil surroundings, perfect for relaxation or entertaining.

**\*\*Golf Enthusiast's Dream:\*\*** For golf aficionados, the proximity to the renowned Mijas Golf courses is a significant draw. These courses offer world-class golfing experiences set against the backdrop of the stunning Andalusian landscape.

**\*\*Accessibility and Connectivity:\*\*** The property is conveniently located with easy access to major destinations – it's a short drive to the Malaga International Airport, the luxurious Puerto Banus, the vibrant Malaga City, and even the picturesque Sierra Nevada. Fuengirola, a nearby bustling town, offers a wealth of dining, shopping, and cultural activities. This property is not just a home; it's a lifestyle choice for those seeking the perfect blend of luxury, privacy, and access to the best of the Costa del Sol. With its potential for transformation and idyllic location, it promises to be a cherished home and a wise investment.

Townhouse, Mijas Golf, Costa del Sol. 3 Bedrooms, 2.5 Bathrooms, Built 127 m<sup>2</sup>, Terrace 60 m<sup>2</sup>, Garden/Plot 80 m<sup>2</sup>. Setting : Close To Golf, Close To Schools, Urbanisation. Orientation : South. Condition : Good. Pool : Private. Climate Control : Air Conditioning. Views : Mountain, Golf. Features : Near Transport, Private Terrace, WiFi, Marble Flooring, Fiber Optic. Furniture : Fully Furnished. Kitchen : Fully Fitted. Security : Gated Complex, Alarm System. Parking : Covered, Communal. Utilities : Electricity, Drinkable Water, Telephone. Category : Bargain, Cheap, Resale.

**Setting**

- ✓ Close To Golf
- ✓ Close To Schools
- ✓ Urbanisation

**Orientation**

- ✓ South

**Condition**

- ✓ Good

**Pool**

- ✓ Private

**Climate Control**

- ✓ Air Conditioning

**Views**

- ✓ Mountain
- ✓ Golf

**Features**

- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Marble Flooring
- ✓ Fiber Optic

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted

**Security**

- ✓ Gated Complex
- ✓ Alarm System

**Parking**

- ✓ Covered
- ✓ Communal

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

**Category**

- ✓ Bargain
- ✓ Cheap
- ✓ Resale