

**Sales - House - Mijas**  
**405.000€**

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



**Ref.-ID: R4944409**

**Mijas**

**House**

**Community: 1,080 EUR / year**

**IBI: 603 EUR / year**



**3**



**2**



**226 m2**

Beautiful Semi-detached House in the Hipódromo Area, Mijas Located in the exclusive and quiet area of Hipódromo, in a private residential development, this impressive semi-detached house in excellent condition has 226 m<sup>2</sup> built, of which 152 m<sup>2</sup> are useful and approximately 65 m<sup>2</sup> correspond to terraces. Distribution: \* Ground Floor: Access through an entrance porch. On this floor there is a garage type carport with automatic door, a second parking space at the entrance, storage area in the stairwell and an additional room that can be used as a storage room. \* Main Floor: It has a large hallway with a built-in wardrobe, currently used as a pantry and auxiliary closet. It has a large full bathroom with a window. The living-dining room is spacious and has a fireplace, as well as direct access to the patio of the house. There is also a double bedroom with a built-in wardrobe and access to the terrace. \* Upper Floor: On this floor there are two bedrooms, a large hallway and a beautiful terrace-solarium with a jacuzzi and artificial grass, ideal for relaxing while enjoying the impressive views of the forest and the mountains. Both the bedrooms and the hallway have built-in wardrobes. In addition, there is a second full bathroom with a window. The house is very bright and is in the highest part of the development, so privacy is guaranteed. Development: The development is of a high standard and has a large communal pool, children's pool, private security, area for holding events, concierge, gardens, sauna and paddle tennis courts. Location: it is located just 5 minutes by car from Cala de Mijas and Fuengirola, with easy and quick access to the motorway. A few minutes from the beach and the Miramar shopping centre. One of the most prestigious developments in Mijas: Residencial El Hipódromo. An environment of tranquillity and beauty, ideal for those seeking comfort and quality of life. In compliance with the Andalusian Government Decree 2182005 of October 11, the client is informed that notary fees, registry fees, ITP and other expenses inherent to the purchase are not included in the sale price. The real estate agency fees are included.

- |  |   |  |   |   |  |
|--|---|--|---|---|--|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Urbanisation</li></ul>  | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ West</li></ul>     | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul> | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>          | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Fireplace</li></ul>   | <b>Views</b> <ul style="list-style-type: none"><li>✓ Mountain</li><li>✓ Country</li></ul>                                    |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Fitted Wardrobes</li><li>✓ Private Terrace</li><li>✓ Sauna</li><li>✓ Paddle Tennis</li><li>✓ Storage Room</li><li>✓ Jacuzzi</li><li>✓ Barbeque</li></ul> | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>     | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li><li>✓ Garage</li><li>✓ Covered</li></ul> | <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li><li>✓ Telephone</li></ul> |
| <b>Category</b> <ul style="list-style-type: none"><li>✓ Resale</li></ul>   |   |  |   |   |  |