



## TOWNHOUSE 6 BEDROOMS 3 BATHROOMS IN MIJAS

📍 Mijas

REF# R5338426 €485,000

BEDS

6

BATHS

3

BUILT

200 m<sup>2</sup>

TERRACE

30 m<sup>2</sup>

Spacious renovated semi-detached house with 200 m<sup>2</sup>, 6 bedrooms and solar panels 5 minutes from Fuengirola

Discover this magnificent home located in Las Lagunas de Mijas, in a strategic location, just a 5-minute walk from Fuengirola and 10 minutes from the beach, surrounded by all services, shops, schools and excellent transport connections.

The property has been renovated with high-quality materials and features premium energy efficiency thanks to its solar panel system, offering comfort and energy savings.

The home has 200 m<sup>2</sup> built distributed over three floors, with spacious, bright and very versatile areas.

Layout of the home:

### Main floor

We access through an entrance porch with the possibility of building a pool. Inside we find a bright 25 m<sup>2</sup> living-dining room, a modern open kitchen with an island, a rear patio, laundry area and a full bathroom.

### Upper floor

It has 4 bedrooms, all equipped with electric shutters and air conditioning, as well as a full bathroom.

### Basement floor with independent access via ramp

An ideal space to generate income or create an independent dwelling, as it has exterior windows in every room. It includes a living room, fully equipped separate kitchen, 2 bedrooms, gym, storage room, laundry area and a full bathroom.

- Private garage
- Solar panels and high energy efficiency
- Outdoor patio
- Just a few minutes from Fuengirola and the beach

An ideal property both for large families and for investment, thanks to its spaciousness, layout and the possibility of generating income with the independent floor.

Contact us for more information or to arrange a visit.

The indicated price does not include taxes or fees. A 7% ITP (Property Transfer Tax) will apply, in addition to notary fees (approx. 0.3%–0.5%) and Land Registry fees (approx. 0.1%–0.3%) based on the sale price. The amounts indicated are for informational purposes only and may vary depending on the specific case.

For this property, the approximate costs will be:

ITP: €33,950

Notary fees: Between €1,455 (0.3%) and €2,425 (0.5%)

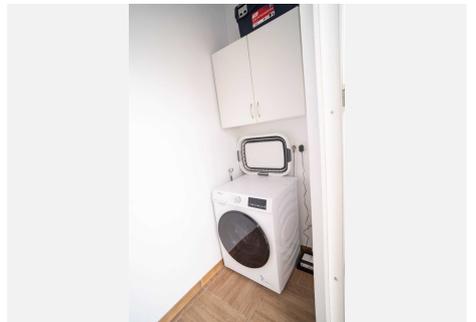
Land Registry fees: Between €485 (0.1%) and €1,455 (0.3%)

The purchase of this property does not involve any real estate brokerage fees for the buyer.

The property is sold partially furnished.

# BROMLEY ESTATES

*Marbella*



# BROMLEY ESTATES

*Marbella*

