

## Townhouse for sale in Mijas Costa, Costa del Sol

3 Bedrooms | 3 Bathrooms | 171 m<sup>2</sup> Interior | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 629 IBI | € 1,392 Community fees



### Property Description

Exclusive semi-detached villa with tourist licence in Residencial El Hipódromo, Mijas Costa

Located in one of the quietest and most exclusive areas of Mijas Costa, this semi-detached house with tourist licence stands out for its excellent state of conservation, its spaciousness and its multiple possibilities for personalisation. With a built area of 157 square metres, distributed over three floors plus a basement, it offers the perfect balance between comfort, privacy and versatility.

The property has been carefully maintained and improved, presenting a functional layout that allows you to enjoy every space to the fullest.

On the basement level there is a spacious living room with kitchen, wine cellar, toilet and storage room, as well as direct access to the private garden. This level offers the possibility of creating a leisure area, a gym or even an independent flat.

The ground floor has direct access from the garage, a hall, two bedrooms, one of them with en-suite

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.

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bathroom and built-in wardrobe, a second complete bathroom and a solarium terrace with multiple possibilities of use.

On the first floor there is a third bedroom with en-suite bathroom and built-in wardrobe, as well as a solarium with unobstructed views.

The outdoor spaces total 88 square metres and include an access courtyard, private garden and porch, providing a perfect setting for outdoor relaxation and entertaining.

The secure gated community has several swimming pools with gardens, sauna, multi-purpose area, tennis and basketball courts.

This property represents a unique opportunity for those looking for a spacious, well maintained home with the possibility of adapting it to their needs. The location in Mijas Costa guarantees tranquillity without renouncing to the proximity of all services and the excellent communication with Fuengirola, Malaga and Marbella.

An exclusive property in a privileged environment that combines comfort, privacy and great potential for improvement. Contact us for more information or to arrange a viewing.

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