



# Townhouse in Calahonda

Price € 639,000

Bedrooms	4
Bathrooms	4
Build Size	259 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Plot Size	294 m <sup>2</sup>

## SETTING

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Urbanisation

## ORIENTATION

- ✓ East
- ✓ South

## CONDITION

- ✓ Renovation Required

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning

## VIEWS

- ✓ Sea
- ✓ Mountain
- ✓ Country

## FEATURES

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Basement

## FURNITURE

- ✓ Not Furnished

## GARDEN

- ✓ Communal
- ✓ Private

## SECURITY

- ✓ Gated Complex

## PARKING

- ✓ Garage

## UTILITIES

✓ Electricity

✓ Drinkable Water

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Townhouse for sale to renovate in Calahonda, close to the beach.

Spacious townhouse with private garden, garage and terrace, located in Calahonda (Mijas Costa), only a 10-minute walk from the beach and practically next to Los Olivos Shopping Centre, with all services within walking distance.

The property has 262 m<sup>2</sup> built and is part of a private residential complex with a communal swimming pool and large landscaped gardens, in a quiet location well connected between Marbella and Fuengirola.

The house requires renovation, which makes it an excellent opportunity to customize the property to your taste or as an investment project.

### Property layout

#### Main floor

Spacious living-dining room with direct access to the exterior.

Access to a covered terrace of approximately 15 m<sup>2</sup>.

Private garden of about 20 m<sup>2</sup>, ideal for enjoying outdoor living.

Independent kitchen.

Laundry area.

Guest toilet.

#### First floor

This floor has 3 bedrooms.

Master bedroom with en-suite bathroom and wardrobe / dressing area.

Two additional bedrooms.

Second shared full bathroom.

#### Upper floor

Total space of approximately 20 m<sup>2</sup> consisting of:

A 12 m<sup>2</sup> room that can be used as an additional bedroom, office or study.

An 8 m<sup>2</sup> solarium with sea views.

#### Basement

Private garage with space for 2 cars and direct access to the house.

Additional room of 33 m<sup>2</sup> with en-suite bathroom, high ceiling and a small window providing ventilation and natural light.

This space can be used as a gym, games room, office or even an additional bedroom.

#### Urbanization

The property belongs to a residential community with communal swimming pool and large gardens, perfect for enjoying the Costa del Sol climate.

The complex also has a lift connecting the lower level with the level of the houses, providing easy access.

## Location

Los Olivos Shopping Centre is practically next to the house, just across the street, where you will find supermarkets, pharmacy, restaurants, cafés and various shops.

The beach is approximately a 10-minute walk away.

The property also has quick access to the A-7 motorway, allowing easy travel to Marbella, Fuengirola and Málaga.

An excellent opportunity for those looking for a spacious property to renovate and customize, a second home near the sea or an investment in one of the most sought-after areas of the Costa del Sol.

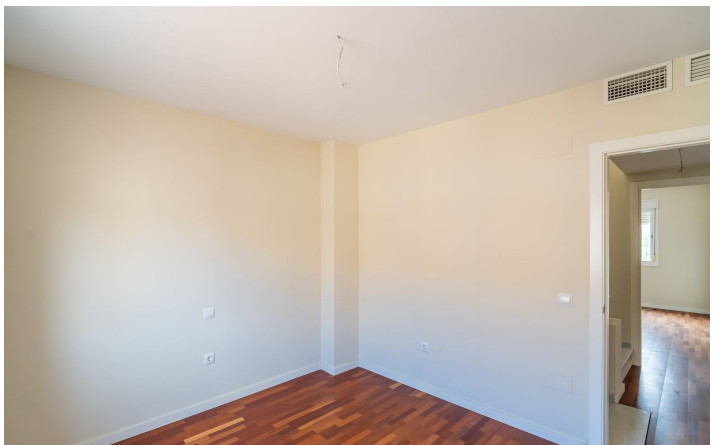
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# GALLERY







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