



## Semi-Detached House for sale in Mijas Costa, Mijas

439,000 €

Reference: R5347786 Bedrooms: 3 Bathrooms: 2 Plot Size: 104m<sup>2</sup> Build Size: 74m<sup>2</sup>





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## Costa del Sol, Mijas Costa

This semi-detached property stands out for its strategic location and intelligent use of space. Situated on a 104 sqm plot, the home offers a perfect balance between private outdoor areas and light-filled interiors. With unobstructed views and an orientation that ensures natural light throughout the day, this property is an ideal choice for families and investors seeking a versatile asset in a well-established residential area.

The main house features a functional layout across two levels. The ground floor hosts the social area, including a living-dining room that connects to both the front porch and the back patio, an independent kitchen, and a guest toilet. The upper floor is dedicated to rest, featuring two bright bedrooms and a full bathroom. The property's standout feature is the basement level, which has been converted into a studio with an independent entrance. This offers complete autonomy for use as a home office, guest suite, or a self-contained rental unit, with the technical possibility of reconnecting it internally.

Located in the La Ponderosa Urbanization, connectivity is one of its strongest assets. With immediate access to the A-7 highway, Malaga Airport is reachable in 20 minutes and Marbella in 25. The community provides an enhanced lifestyle with access to communal areas including a swimming pool and tennis courts, blending the serenity of a private environment with proximity to international schools, shopping centers, and prestigious golf courses.

The Abbreviated Informative Document (DIA) is available upon request.

Additional costs: taxes (ITP or VAT + AJD), notary and registry fees are not included in the price.



## Features:

### Features

Near Transport  
Private Terrace  
Fitted Wardrobes

### Setting

Urbanisation  
Close To Shops  
Close To Schools

### Furniture

Not Furnished

### Utilities

Electricity

### Orientation

South

### Condition

Renovation Required

### Kitchen

Fully Fitted

### Energy Rating

C

### Views

Sea Views  
Garden  
Courtyard  
Street

### Pool

Communal

### Garden

Communal

### CO2 Emission Rating

C