

# Mijas

## Duplex/Townhouse / Casa adosada

# €460,000

### Ref: X22619



3



3



131 m²



138 m²



✓



Consumption  
D

Emissions  
D

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**Mojacar Office**  
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**Albox Office**  
Avenida Lepanto, 15

**Huércal-Overa Office**  
Carretera Estación 143

**Mijas Costa Office**  
C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€460,000 (£398,038)
Transfer tax 7% .....	€32,200 (£27,863)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€43,000 (£37,208)
Final Payment of 90% on completion ....	€414,000 (£358,234)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

Semi-Detached Home with Private Garden in Riviera del Sol

Located in a secure and exclusive urbanisation in Riviera del Sol, this semi-detached house is just a few minutes' drive from the beach. The property enjoys access to two beautifully maintained communal pools—one of which is heated year-round—lush landscaped gardens, and a covered pagoda area ideal for social gatherings.

Spread over two levels, the home features a bright and welcoming entrance hall on the ground floor, leading into a generously sized lounge and dining area filled with natural light. Patio doors open onto a private terrace and garden—perfect for outdoor dining or relaxing in the sun. The kitchen is separate and well-appointed, and a guest cloakroom is also conveniently located on this level. Upstairs, there are three spacious double bedrooms and two bathrooms, including a master suite with en-suite bathroom and direct access to a private terrace.

Additional highlights include elegant cream marble flooring throughout, high-speed fibre optic internet, and a private carport.

Whether you're looking for a permanent home, holiday home, or rental investment, this property ticks all the boxes for quality Costa del Sol living in a prime Riviera del Sol location.

Summary:

Prime location in exclusive Riviera del Sol urbanisation

Three double bedrooms, including master with en-suite

Private garden and terrace with direct lounge access

Two communal pools, including one heated pool

Independent kitchen and bright open-plan living/dining area

Cream marble flooring and hot/cold air-conditioning throughout

High-speed fibre optic internet and private carport

Minutes from the beach, golf, and local amenities

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible