




## 3 slaapkamer Gezinswoning Te koop in Mijas, Málaga

325.000€



South-Facing Townhouse with Sea Views in El Coto – A Fantastic Investment Opportunity! Renovation opportunity! Nestled within a development of just 8 homes in the highly sought-after area of El Coto, this charming south-facing townhouse offers a rare opportunity to create your dream home in a prime Costa del Sol location. Ideally positioned beside the communal pool, the corner property enjoys open, sunny aspects and beautiful sea views. The home is thoughtfully laid out across 111 m<sup>2</sup>, featuring 3 spacious bedrooms, 15 bathrooms, and generous living areas, including a lounge with fireplace, a separate dining room, and not one but two kitchens—perfect for flexible living or entertaining. To the rear, a private patio and terrace area (8 m<sup>2</sup>) provide a peaceful outdoor area which would be perfect as a retreat, and ideal for relaxing or al fresco dining. Additional features include fitted wardrobes, a utility room, and private parking space. While the property does require refurbishment, it represents exceptional value and an exciting opportunity to personalise and add significant value. Artist impressions are available to help you envision its full potential. Located within a quiet urbanisation close to schools, and offering easy access to Fuengirola, local amenities, and the A7, this home combines convenience with tranquillity. Whether you're looking for a family home, holiday retreat, or investment project, this property is full of promise in one of the Costa del Sol's most desirable areas. Don't miss this opportunity to transform a hidden gem into something truly special. Expenses and taxes not included in the price. The purchase entails taxes and formalization costs for the buyer. As a guideline, it is reported that in second transfers the ITP in general in Andalusia is 7%, and there may be other tax rates depending on the personal circumstances of the buyer or other circumstances provided for by law. Taxable base of the tax is the higher of the purchase price, the appraisal or the cadastral reference value. As for the notary and registry expenses, if applicable, they usually range approx; between 15% and 3% (variable tariffs depending on price, number of copies and complexity). The buyer chooses a notary. If the buyer needs a mortgage: appraisal, conditions and bank costs will be according to the entity chosen by the buyer, as well as the management costs, and any other expenses inherent to the formalisation of the sale that legally correspond to the buyer, unless expressly agreed otherwise with the seller.

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|  3 slaapkamers |  1 badkamer |  111m <sup>2</sup> Bouwgrootte |
| <input checked="" type="checkbox"/> Category - Bargain   | <input checked="" type="checkbox"/> Climate Control - Fireplace                                | <input checked="" type="checkbox"/> Pool-Communal   |
| <input checked="" type="checkbox"/> Features - Fitted Wardrobes                                  | <input checked="" type="checkbox"/> Features - Private Terrace                                 | <input checked="" type="checkbox"/> Features - Utility Room   |
| <input checked="" type="checkbox"/> Furniture - Not Furnished                                    | <input checked="" type="checkbox"/> Garden - Communal  | <input checked="" type="checkbox"/> Kitchen - Fully Fitted  |
| <input checked="" type="checkbox"/> Orientation - South  | <input checked="" type="checkbox"/> Parking  | <input checked="" type="checkbox"/> Pool  |
| <input checked="" type="checkbox"/> Setting - Close To Schools                                   | <input checked="" type="checkbox"/> Setting - Urbanisation                                     | <input checked="" type="checkbox"/> Utilities - Electricity   |
| <input checked="" type="checkbox"/> Views - Panoramic  |  |   |

Onroerend goed op de markt gebracht door The Property Group

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