



## Adosada en venta en Mijas, Mijas

425.000 €

Referencia: R5104858    Dormitorios: 3    Baños: 3    Terreno: 60m<sup>2</sup>    Construido: 150m<sup>2</sup>    Terraza: 30m<sup>2</sup>





## Costa del Sol, Mijas

**TOWNHOUSE WITH SOUL AND GREAT POTENTIAL IN LA CASITA COLORADA – HACIENDA DE MIJAS** We present this charming townhouse located in one of the most peaceful and green areas of the Costa del Sol: La Casita Colorada, a delightful Andalusian-style urbanisation nestled in the natural surroundings of Hacienda de Mijas, just minutes from both Mijas Pueblo and Fuengirola. The property is just metres from the Hotel Ilunion Hacienda de Mijas, with a nearby bus stop and easy access to all essential services. **A HOME FULL OF LIFE, READY TO BE REBORN** This house has been a cherished home for many years and is now filled with personal memories and objects accumulated over time. Its current condition reflects this, yet its true value lies in its solid structure, generous space and connection to nature. With a thoughtful renovation, it has the potential to become an exceptional property.

**LAYOUT AND SPACES** • Plot size: 129 m<sup>2</sup> • Construction: Living area distributed over two floors: ground floor + first floor with a total built area of approx. 115 m<sup>2</sup> Basement/closed garage of 35 m<sup>2</sup>, with ample space for a car, motorbikes, bicycles and/or storage. Direct access via internal staircase from the ground floor. Rooftop terrace of 35 m<sup>2</sup> with open views of the Sierra de Mijas and the urbanisation's green areas. In addition, the property features solar panels for domestic hot water, offering energy efficiency and savings.

**GROUND FLOOR** • Open-plan kitchen • Dining area and lounge with fireplace and ceiling fan • Guest toilet • Direct access to: A 30 m<sup>2</sup> terrace A private 60 m<sup>2</sup> patio with built-in barbecue – ideal for a garden, chill-out space or children's play area A back gate that leads directly to the lush communal park with grass, trees and swimming pools

**FIRST FLOOR** • Master bedroom with built-in wardrobe, air conditioning and en-suite bathroom with glass-enclosed shower • Second bedroom, also with built-in wardrobe and air conditioning – both rooms enjoy views over the park and pool area • Third bedroom (facing the front) with standalone wardrobe and street-facing window • Family bathroom with bathtub, shared by the second and third bedrooms

**PRIVATE ROOFTOP** • 35 m<sup>2</sup> with stunning open views of the Sierra de Mijas and the greenery of the urbanisation. A perfect space to create a solarium, chill-out terrace or even an urban garden.

**WHAT REALLY MATTERS** This is not a modern show-home – but it is a property with soul, built on a strong foundation and set in a privileged location surrounded by calm, nature and amenities. With some aesthetic improvements and care, it can easily become a bright, green and vibrant home full of life.

**HIGHLIGHTED LOCATION** • La Casita Colorada – Hacienda de Mijas urbanisation • Bus stop 100 metres away • Steps from the Hotel Ilunion Hacienda de Mijas • Ideally situated between Mijas Pueblo and Fuengirola • Natural, peaceful and family-friendly surroundings – perfect for those seeking quality of life and good connectivity

**IDEAL FOR** • Families who value outdoor spaces, tranquillity and proximity to schools and services • Couples looking to renovate and personalise their dream home • Investors seeking a competitively priced property with great potential

**VIEWING HIGHLY RECOMMENDED TO APPRECIATE ITS LAYOUT, SETTING AND POTENTIAL** If you're someone who can see beyond the present and imagine what could be, this property may well be a wonderful opportunity.





## Características:

### Características

Transporte cercano  
Terraza  
Trastero  
Baño privado  
Armarios ajustados  
Wifi  
Barbacoa  
Autobús de cortesía  
Sótano  
Vistas  
Montaña  
País  
Jardín  
Piscina  
Piscina  
Comunal  
Aparcamiento  
Párking Subterráneo  
Cochera  
Párking Privado

### Orientación

Sur

### Climatización

Aire acondicionado  
Hogar

### Posición

Urbanización

### Estado

Buen estado de conservación

### Jardín

Jardín Privado

### Calificación energética

C

### Seguridad

Complejo cerrado  
CO2 Emission Rating  
C