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Reference. R3198733	Townhouse	Price € 195,000
Mijas Golf	Costa del Sol	Spain
Bedroom: 2	Bathroom: 2	

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This Mijas Golf Town house has been beautifully maintained by it's current owner.

It has been used as a private family holiday home in winter and as a 'holiday let' in Summer bringing in a certifiable income that more than pays it's running costs.

With the First Occupation Licence in place, this property is already fully licensed and has bookings through to September this year.

The new owner could continue with the rentals as there is certainly demand in the area.

Set in the famous Mijas Golf urbanisation, the terrace from the lounge overlooks the award winning course while also enjoying panoramic sea and mountain views.

Less than 5 minutes by car from the centre of Fuengirola, the property is located within easy reach of beaches, bars, restaurants and every possible supplier you could want, while having the luxury of being situated in a quiet, relaxing golf resort.

On entering this delightful property we have a modern, fully fitted kitchen to the left with a beautiful brick Spanish arch opening to the lounge / terrace. Including all appliances, this kitchen is ideal for purpose and even has an engaging view to the cobbled private 'calle' in this popular urbanisation from your kitchen sink!

The Marble chimney breast is a lovely feature of the fully functioning fireplace and adds a touch of 'Theatre' to the spacious lounge in this town house.

Fully equipped with internet to keep in touch, the TV area with comfy sofas is separate to the interior dining area to the

right.

The sunny, private terrace off the lounge runs the full width of the property and allows one to dine al fresco, or just enjoy the views of Golf, Ocean and Countryside. An ideal spot to enjoy a relaxing meal, a good book or just a G&T.

There is a guest bathroom on this floor and the marble staircase leading down to the two bedrooms on the lower floor.

One twin and one kingsize, both ample bedrooms open onto a private covered terrace which provides an additional, cool area to relax in. The mosaic tiled floor is both beautiful and unusual in such a property. There is access to the urbanisation from a typically Spanish Wrought Iron Door from this terrace.

Modern fitted mirror door wardrobes, in both bedrooms, add to the existing spaciousness in this beautiful home. The joy of a terrace on both levels gives the choice to laze in full sun or shade as your mood requires.

There is also a storage cupboard on this level, so storage is never an issue. There is an additional full bathroom which is beautifully tiled with a traditional Spanish ceramic / motif to add to the charm.

Favoured by Golfers in the Autumn months and Holiday Makers in the Spring and Summer, this property is a great rental return investment.

With 4 pools on site, ( the closest being less than a minute from your door) along with 2 children's pools and beautifully maintained gardens, this turn key property is a great property in a great location, and also a fantastic investment.

Property prices in Mijas are on the rise and we believe this property will sell fast, not only due to it's excellent aspect and location, but due to it's proven rental income record. Currently managed by a local Holiday Rental company, you can sit back and enjoy the property while you are there, and the rental income while you are away. Everything can be taken care of for you should you wish to continue availing of the existing rental income.

For more information and photos contact us directly.

Townhouse, Mijas Golf, Costa del Sol.  
2 Bedrooms, 2 Bathrooms, Built 0 m<sup>2</sup>.

Setting : Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Forest, Urbanisation.

Orientation : South East.

Condition : Excellent.

Pool : Communal.

Climate Control : Fireplace.

Views : Sea, Mountain, Golf, Country, Panoramic.

Features : Covered Terrace, Fitted Wardrobes, Private Terrace, ADSL / WIFI, Marble Flooring, Double Glazing,

Restaurant On Site.  
Furniture : Optional.  
Kitchen : Fully Fitted.  
Garden : Communal.  
Security : 24 Hour Security.  
Parking : Communal.  
Utilities : Electricity, Drinkable Water.  
Category : Golf, Holiday Homes, Investment, Resale.

