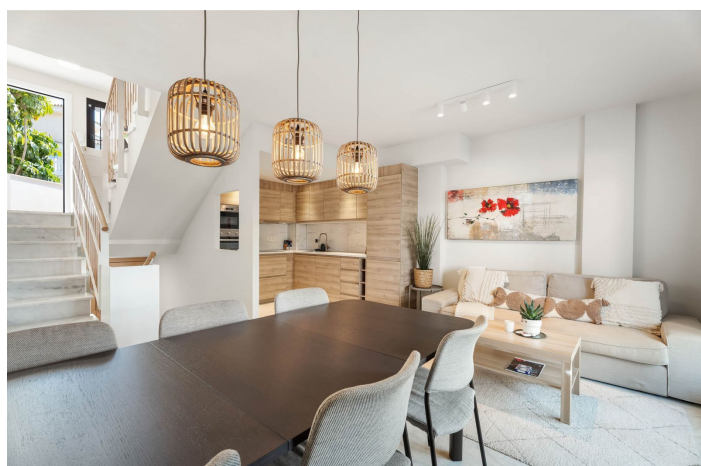




## Townhouse for sale in Riviera del Sol, Mijas

**495,000 €**

Reference: R5146699    Bedrooms: 3    Bathrooms: 3    Build Size: 206m<sup>2</sup>    Terrace: 14m<sup>2</sup>





## Costa del Sol, Riviera del Sol

Discover this charming 3-bedroom, 3-bathroom townhouse that has been meticulously maintained and is ready for you to call home. As you step inside, you'll immediately notice the thoughtful layout that maximizes both space and comfort. The highlight of this property is the stunningly renovated basement, which has been transformed into a versatile living area—perfect for family gatherings, a cozy movie night, or a playroom for the kids. Additionally, you will appreciate the convenience of a well-appointed cloakroom and a dedicated laundry room, making daily life just a little easier. The townhouse also features a protected carport, ensuring your vehicle is safe from the elements. Property features All floors are equipped with light switches at both the bottom and top of the stairs, ensuring you never have to navigate in the dark. The same applies to all bedrooms. There are several automation features that can be controlled through the Shelly app: - Exterior tree lighting - Water heater on/off - Irrigation system for the outside tree A comprehensive security alarm system is installed, which includes indoor camera detectors, motion sensors, door sensors, and a control panel. You can manage this system via the Sector Alarm app, if you choose to continue service. There is fiber optic internet currently provided by Avatel, offering speeds of 600/600 In the basement, you'll find a Smart TV accompanied by a sound bar and surround speakers, as well as a table tennis table. The sofa in the basement can be pulled out to accommodate multiple guests or converted into a sofa bed. Additionally, there are two sofas/chairs that can be rearranged into beds—one in the basement and one in the top bedroom. The basement and front entrance windows have newly installed safety metal bars, and all other windows are equipped with metal blinds, except for the top-floor bedroom. Both large bathrooms feature newly installed ventilation systems, which can be controlled via the Plejd app or wall switches. The ventilation operates by suction for 45 minutes and then automatically turns off, making it ideal for use while showering. You can adjust settings using the Plejd app. The kitchen is furnished with a full refrigerator, and there's an additional combi fridge/freezer in the washroom. The door is secured with a Nuki smart lock, which can be managed through Wi-Fi for locking/unlocking or opening. It can also be accessed with a standard key, the app, or a mounted key panel outside the door frame. Air conditioning is built into the ceilings of all three bedrooms, the living room, and the washroom. All five areas can be controlled through a wall-mounted display screen or the Haier Smart Air 2 app on your phone. Finally, two outdoor Wi-Fi cameras are installed and can be monitored through the Eufy app. Located in a secure gated complex, you'll have access to inviting communal swimming pools, ideal for those warm sunny days when all you want to do is relax and enjoy your surroundings. This impressive property is perfectly positioned just a short walk away from local shops and essential amenities in the highly desirable Riviera del Sol. Whether you're looking for a peaceful retreat or a lively neighborhood atmosphere, this townhouse offers an incredible opportunity for comfortable, convenient living. Don't miss out on making this lovely space your own!



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Games Room  
Utility Room  
Basement

### Views

Garden

### Pool

Communal

### Garden

Communal

### Category

Holiday Homes  
Investment  
Resale

### Orientation

West

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Town

### Furniture

Fully Furnished

### Security

Gated Complex

### Energy Rating

C

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Covered

### CO2 Emission Rating

C