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# Terraced Townhouse in La Cala de Mijas

Reference: R5427598



Bedrooms: 2

Bathrooms: 2

M² Build size: 62

Price: 340,000 €

Status: Sale

Property Type: Terraced Townhouse

Parking places: by request

M² Plot Size:













Overview:

At Luxury Realty, we understand that truly exceptional real estate begins with an unparalleled location, and this distinguished property, nestled on Istán Street in the vibrant heart of La Cala de Mijas, epitomizes such an offering. This detached house, spanning a practical 62 m² across two well-defined floors, represents not merely a dwelling, but a magnificent canvas awaiting the discerning touch of its future owner. It presents an extraordinary opportunity for those yearning to manifest their architectural dreams and for astute investors recognizing the immense potential for capital appreciation in one of Southern Spain's most coveted coastal enclaves.

La Cala de Mijas, a jewel on the illustrious Costa del Sol, is celebrated for its harmonious blend of traditional Andalusian charm and modern sophistication. This captivating town, with its sun-drenched beaches, exquisite gastronomy, and vibrant community, offers a lifestyle that many aspire to but few achieve. To own a property here is to embrace a daily existence infused with the warmth of the Mediterranean sun, the gentle rhythm of the waves, and the rich tapestry of Spanish culture. This particular residence is perfectly situated to allow its inhabitants to immerse themselves fully in this idyllic setting, providing immediate access to the very best La Cala has to offer.

## A Vision Awaiting Realization: Design Your Dream Home

Currently configured with two comfortable bedrooms and two bathrooms, complemented by a private terrace, this property invites a complete transformation. Far from being a mere renovation project, it is an invitation to architects and designers, and indeed any individual with a strong vision, to reimagine and redefine every square metre. The existing layout serves as a solid foundation upon which a bespoke sanctuary can be crafted, tailored precisely to your personal style, functional requirements, and aesthetic preferences. Imagine redesigning elegant living spaces, a gourmet kitchen, or serene private quarters, all infused with your unique signature.

The inherent design flexibility allows for the creation of a modern masterpiece or a charming traditional abode, ensuring the finished product is a true reflection of its owner's aspirations. This is a rare chance to imbue a property with your individual character, elevating it from a house to a truly personalized home, one that resonates with an air of exclusivity and thoughtful design. The opportunity to curate a living environment from the ground up, in such a prime location, is a luxury in itself.

## Unrivalled Location: The Quintessence of Coastal Living

The strategic positioning of this property is, without doubt, its most compelling attribute. Situated just a mere two-minute stroll from the pristine sands and azure waters of the Mediterranean Sea, daily beach walks, refreshing swims, and breathtaking sunsets become an effortless part of life. Istán Street itself places you at the epicentre of La Cala de Mijas's vibrant pulse. Step outside and find yourself enveloped by an array of world-class amenities and services that cater to every need and desire.

Within immediate walking distance, you will discover charming local supermarkets for daily essentials, an impressive selection of gourmet restaurants offering both traditional Spanish fare and international cuisine, chic cafés perfect for morning coffee or an afternoon treat, and reputable schools for families. Health services, recreational facilities, and boutique shops further enhance the convenience and desirability of this address. Living here means experiencing the ultimate blend of tranquility and urban vibrancy, all within arm's reach. La Cala de Mijas acts as a perfect base for exploring the wider wonders of Andalusia, with its rich history, cultural landmarks, and stunning natural landscapes, yet always offering a welcoming, luxurious haven to return to.

## Investment Acumen: Maximising Potential and Value

Beyond its appeal as a permanent residence, this property represents an extraordinarily sound investment. La Cala de Mijas consistently ranks among the most sought-after destinations on the Costa del Sol, attracting a sophisticated international clientele seeking both holiday rentals and long-term residency. The potential for substantial appreciation is underpinned by the region’s enduring popularity, limited prime inventory, and robust tourism market.

Furthermore, an exceptional and transformative advantage lies in the possibility of extending the property upwards by adding a third floor. While subject to current planning regulations and necessary permits, this expansion could significantly augment the built area, introducing additional bedrooms, a private office, or a spectacular rooftop terrace offering panoramic views. This architectural freedom not only enhances the property's utility and aesthetic appeal but also unlocks considerable added value, solidifying its status as a remarkable asset, whether for personal enjoyment or as a high-yield investment vehicle. Imagine the possibilities of a private penthouse level, adding an entirely new dimension of luxury and space to an already desirable location.

## Key Property Attributes: Foundation for Excellence

- Generous Footprint: A built area of 62 m² provides a substantial base for a luxurious two-story residence.
- Flexible Layout: Currently featuring 2 bedrooms and 2 bathrooms, offering a versatile foundation for bespoke interior design.
- Private Outdoor Space: A dedicated terrace provides an essential amenity for al-fresco living in the Mediterranean climate.
- Strategic Orientation: North-facing, offering specific advantages such as moderated sun exposure, leading to cooler interiors during the warmer months and consistent, soft natural light perfect for creative or focused activities.
- Multi-level Living: Distributed thoughtfully over two floors, enhancing privacy and functional separation within the home.
- Expansion Potential: The rare and valuable prospect of adding a third floor, contingent on local planning approvals, promises to significantly increase the property's size and market value.
- Beachside Bliss: An unparalleled proximity, just a 2-minute leisurely walk to the exquisite beaches of La Cala.
- Central Locale: Situated in the undisputed heart of La Cala de Mijas, ensuring immediate access to all essential amenities and luxury conveniences.

This is more than just a property; it is an extraordinary invitation to secure a piece of prime Southern Spain real estate, a unique chance to create a personal legacy or a cornerstone investment in a location synonymous with luxury and lifestyle. Seize this rare opportunity to acquire a property with outstanding, yet untapped, potential in one of the Costa del Sol's most desirable and vibrant destinations.

Features:

None, None, Investment