















## PRE-LAUNCH New project of semi detached house in Calanova Golf, Mijas, Costa del Sol

Mijas Costa

**€ 970.000**

 Estate type:	<b>Semi Detached House</b>	 Area:	<b>244 m2</b>
 Terrace:	<b>m2</b>	 Number of bathrooms:	<b>3</b>
 Number of bedrooms:	<b>4</b>	 Garage:	<b>Yes</b>
 Pool:	<b>Yes</b>	 Plot:	<b>—</b>
 Air conditioning:	<b>Yes</b>	 Television:	<b>No</b>
 Close to golf courses:	<b>No</b>	 Wi-Fi:	<b>Yes</b>

This exclusive residential community has been created for those who value space, light, and comfort—whether as a permanent residence or a refined second home. Modern architecture, bright interiors, and thoughtful layouts come together to create homes that feel welcoming, functional, and effortlessly elegant.

Each home offers four spacious bedrooms plus a versatile additional room, ready to become your home office, private gym, cinema room, or games space—adapting to your lifestyle, not the other way around.

Quality is evident in every detail. Large-format porcelain flooring flows seamlessly across ground floors, terraces and solariums, enhancing the sense of continuity between indoor and outdoor living. Upstairs, laminate wood flooring with acoustic underlay brings warmth and comfort to the sleeping quarters. Bathrooms benefit from electric underfloor heating, adding a touch of everyday indulgence.

Kitchens are conceived as the heart of the home—fully fitted with designer cabinetry, porcelain countertops and matching splashbacks for a refined, contemporary look. Integrated LED lighting enhances the ambience, while premium Bosch appliances—including integrated fridge-freezer and dishwasher, induction hob, extractor hood, oven and microwave tower—ensure both performance and style. A separate laundry room, fully tiled for practicality, includes a washing machine for added convenience.

This fully gated community offers exceptional shared amenities designed for relaxation and wellbeing: landscaped gardens with native planting, automatic irrigation and low-consumption LED lighting; a saltwater swimming pool with interior illumination; a Wellness & Spa area; a fully equipped gym; and inviting communal spaces to unwind and reconnect. The development also features a security lodge, colour video entry system, digital parcel area and lifts adapted for reduced mobility, ensuring convenience, comfort and peace of mind.

In accordance with the provisions of Article 20.1 of the TRLDU, the price of the property WILL BE INCREASED by the following amounts:

**TAXES PAYABLE BY THE PURCHASER:**

In the case of VAT at the current rate of 10% (Law 37/1992, of 28 December, on Value Added Tax). In the case of ITP (Property Transfer Tax) on the higher of the sale price or the cadastral reference value, ranging from 3.5% to 7% depending on the buyer's conditions, all in accordance with (Royal Legislative Decree 1/1993, of 24 September, approving the revised text of the Law on Property Transfer Tax and Stamp Duty).

**NOTARY AND REGISTRY:**

These expenses are subject to fees, although their estimated cost may range from €600 to €1,250 for the notary and from €200 to €600 for the registry (Royal Decree 1426/1989, of 17 November, approving the Notary Fees Schedule, and Royal Decree 1427/1989, of 17 November, approving the Land Registry Fees Schedule, respectively).

The agency's professional fees are included in the sale price.

**IF BANK FINANCING IS REQUIRED:**

The amount of additional expenses must be agreed upon with the financial institution.

To calculate the final price, please contact Dream Property Marbella 2010 SLU. We will issue a personalised offer based on the buyer's personal circumstances.



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