

**Sales - House - Riviera del Sol**  
**1.650.000€**



**Ref.-ID: R5227594**

**Riviera del Sol**

**House**

**Community: 216 EUR / year**

**IBI: 1,348 EUR / year**

**Rubbish: 143 EUR / year**



**5**



**5**



**338 m2**



**730 m2**

Villa in a prime location in Mijas Costa. Its elevated position in Riviera del Sol ensures top-level panoramic views. The optimal orientation provides sunlight from early morning until sunset. The property impresses with its exceptional potential: The villa is currently divided into three independent residential units, making it ideal for holiday rentals or larger families. It is perfectly suited for a combination of personal use and rental, and there is also the option to convert the property—with minimal effort—into a spacious single-family villa with three to four bedrooms and a separate guest apartment. The villa offers a total of 5 bedrooms, 5 bathrooms, and 3 kitchens across 3 living areas: The upper unit features a generous living room, a separate kitchen, 2 bedrooms, 2 bathrooms, several balconies, and an expansive rooftop terrace. The middle unit includes a living room, a large kitchen, 1 bedroom, 1 bathroom, and a terrace. The lower unit consists of a living room with an open kitchen, 2 bedrooms, and 1 bathroom. Additionally, there is an annex that can be used as a playroom or as a self-contained guest apartment with its own bathroom. A spacious garage with extra storage space completes the layout. The outdoor areas of the villa offer the full lifestyle experience: a heated infinity pool with counter-current system, a covered veranda, an outdoor shower with WC, and a separate barbecue area—ideal for outdoor living. The building was constructed with solid German quality and has undergone extensive modernization in recent years, including new windows, an updated air-conditioning system, and a new kitchen. A stylish and versatile property, suitable both for investors focused on rental returns and for families seeking a spacious home.

- Setting**
- ✔ Close To Golf
  - ✔ Close To Shops
  - ✔ Close To Sea
  - ✔ Close To Town
  - ✔ Close To Schools

- Orientation**
- ✔ South West
  - ✔ West

- Condition**
- ✔ Excellent
  - ✔ Good

- Pool**
- ✔ Private
  - ✔ Heated

- Climate Control**
- ✔ Air Conditioning
  - ✔ Hot A/C
  - ✔ Cold A/C

- Views**
- ✔ Sea
  - ✔ Mountain
  - ✔ Beach
  - ✔ Port
  - ✔ Country
  - ✔ Panoramic
  - ✔ Pool
  - ✔ Urban
  - ✔ Forest
  - ✔ Street

- Features**
- ✔ Covered Terrace
  - ✔ Fitted Wardrobes
  - ✔ Private Terrace
  - ✔ Solarium
  - ✔ Satellite TV
  - ✔ WiFi
  - ✔ Games Room
  - ✔ Guest Apartment
  - ✔ Storage Room
  - ✔ Utility Room
  - ✔ Ensuite Bathroom
  - ✔ Marble Flooring
  - ✔ Barbeque
  - ✔ Basement
  - ✔ Fiber Optic

- Furniture**
- ✔ Fully Furnished

- Kitchen**
- ✔ Fully Fitted

- Garden**
- ✔ Private

- Security**
- ✔ Electric Blinds
  - ✔ Entry Phone
  - ✔ Alarm System

- Parking**
- ✔ Garage
  - ✔ Covered
  - ✔ Private

- Utilities**
- ✔ Electricity
  - ✔ Drinkable Water

- Category**
- ✔ Holiday Homes
  - ✔ Investment
  - ✔ Resale