## Sales - House - Mijas

# 850.000€











**Ref.-ID: R5500330** **Mijas** **House**

**4** **3** **300 m2** **750 m2**

A magnificent detached villa situated in a highly sought-after residential development on the Costa del Sol, in a peaceful and welcoming neighbourhood comprising international neighbours, permanent residents and second-home owners. The property enjoys a prime location with excellent access to the motorway in under two minutes, situated just 20 minutes from the airport and 25 minutes from Marbella, as well as being 5 kilometres from the beaches of Fuengirola and 3 kilometres from Mijas Pueblo. Set on a private plot of 1,100 square metres, the property has an approximate floor area of 300 square metres spread over two storeys and stands out for its south and west-facing orientation. The property is characterised by the extraordinary spaciousness, airiness and natural light in all its rooms, offering extremely generous and comfortable spaces throughout. The front garden features a covered porch with an outdoor dining area and plenty of privacy, whilst the lower garden offers magnificent potential for installing a fantastic swimming pool and a fully equipped barbecue area – ideal for making the most of the outdoors and transforming the property into a true oasis of leisure and comfort. A spiral staircase – which could be remodelled to create a wider, more open access – leads to the ground floor, which comprises a fully self-contained flat with two large bedrooms. The property comprises a total of 4 bedrooms, 4 bathrooms, fitted wardrobes, a storage room, a terrace and a balcony, with a garage space included in the price, as well as individual electric heating, air conditioning and a private garden. The property has an energy performance certificate showing an annual energy consumption of 258 kWh/m² and annual $CO_2$ emissions of 256 kg/m². An exceptional opportunity combining unrivalled space, absolute comfort and great potential for improvement to create your dream home or an excellent investment in a highly sought-after location.

**Setting**
- ✔ Suburban

**Orientation**
- ✔ North Facing
- ✔ East Facing
- ✔ South Facing
- ✔ West Facing

**Condition**
- ✔ Good Condition

**Climate Control**
- ✔ Fireplace

**Views**
- ✔ Mountain Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Courtyard Views

**Features**
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Guest House
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom

**Furniture**
- ✔ Part Furnished

**Kitchen**
- ✔ Partially Fitted Kitchen

**Garden**
- ✔ Private Garden

**Security**
- ✔ Alarm System

**Parking**
- ✔ Garage

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

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