

Sales - House - Mijas  
**1.499.000€**

[www.arbatstates.com](http://www.arbatstates.com)  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
[info@arbatstates.com](mailto:info@arbatstates.com)



Ref.-ID: R5237488

Mijas

House



5



5



569 m2



3293 m2

Exceptional Villa for Sale in Mijas – Prime Location, Privacy & Beautiful Views Located just 1 km from the charming Mijas village, this impressive villa enjoys an excellent position within an established and peaceful urbanization. Set at the end of a cul-de-sac with its own private driveway, the property offers complete tranquillity, privacy, and lovely sea and mountain views. Sitting on a generous plot, the villa is spacious and full of character, surrounded by mature trees, multiple seating areas, and beautifully designed outdoor spaces. The main house is distributed over two levels: Main Level: A welcoming and expansive layout featuring two comfortable living rooms—one with a dining area and a small bar, and the other with a cosy fireplace. An additional dining space opens directly onto the pool and terrace, creating a perfect indoor-outdoor flow for entertaining. The large independent kitchen completes this level. Upper Level: Four generously sized bedrooms, each with its own en-suite bathroom, provide comfort and privacy for family and guests. This level also includes an extra living room, ideal as a quiet retreat or family lounge. The property is equipped with central heating throughout and solar panels for hot water, ensuring comfort and energy efficiency year-round. Separate Apartment: On the lower level, there is an independent apartment with its own bedroom, bathroom, and a dedicated sauna room—perfect for guests or extended family. Outdoor Areas: The spacious plot offers a variety of charming features, including a swimming pool, barbecue area, covered terraces, and generous parking. A walkway leads to the upper part of the plot, where several peaceful sitting spots surrounded by mature trees provide lovely views and a serene atmosphere. Additional features include: A solar panel system providing 8.5 kWh of electricity with a 15 kWh storage battery. A backup emergency generator for power outages. Solar panels for hot water and pool heating. A 16 m<sup>3</sup> backup water tank. A heat pump for the central heating system. A sauna. An automatic garden irrigation system. Detached Villa, Mijas, Costa del Sol. 5 Bedrooms, 5 Bathrooms, Built 569 m<sup>2</sup>, Garden/Plot 3293 m<sup>2</sup>. Setting : Urbanisation. Orientation : South. Pool : Private. Climate Control : Air Conditioning, Central Heating, Fireplace. Views : Sea, Mountain. Features : Fitted Wardrobes, Private Terrace, Guest Apartment, Ensuite Bathroom. Furniture : Fully Furnished. Kitchen : Fully Fitted. Garden : Private. Parking : Private. Utilities : Solar water heating. Category : Luxury, Resale.

<p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Urbanisation</li> </ul>	<p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South</li> </ul>	<p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> </ul>	<p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Central Heating</li> <li>✓ Fireplace</li> </ul>	<p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> </ul>	<p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Fitted Wardrobes</li> <li>✓ Private Terrace</li> <li>✓ Guest Apartment</li> <li>✓ Ensuite Bathroom</li> </ul>
<p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>	<p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>	<p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> </ul>	<p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> </ul>	<p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Solar water heating</li> </ul>	<p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Luxury</li> <li>✓ Resale</li> </ul>