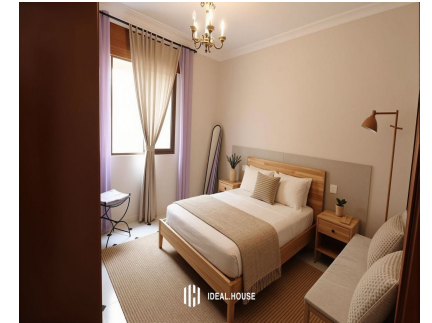


**Sales - Apartment - Campo Mijas**  
**450.000€**

**www.arbatstates.com**  
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**info@arbatstates.com**



**Ref.-ID: R5304196**

**Campo Mijas**

**Apartment**

**IBI: 700 EUR / year**

**Rubbish: 50 EUR / year**



**4**



**2**



**128 m2**



**277 m2**

Villa Divided into Two Homes – Ground Floor Apartment with Villa Privacy and Private Perimeter Terrace Prime Location Between Fuengirola and Mijas A unique opportunity to acquire the ground floor of an independent villa divided into only two residences. A property that combines the comfort of a spacious apartment with the privacy and independence of a standalone villa. Located on a 277 m<sup>2</sup> plot, the building comprises just two apartments, ensuring tranquility and exclusivity. The property for sale is the ground floor unit, fully independent and distributed on one level. It offers: 128 m<sup>2</sup> of living space 159 m<sup>2</sup> of spectacular private terrace surrounding the entire property An additional 61 m<sup>2</sup> allocated to office space and garage One of its key distinguishing features is that the entire perimeter terrace is registered in the title deed as an inseparable annex, granting exclusive use and enjoyment, and providing a true single-family home feeling. Layout: 4 spacious bedrooms 2 full bathrooms Generous kitchen Bright and spacious living room The southeast orientation ensures excellent natural light throughout most of the day. Strategically located between Fuengirola and Mijas, with a bus stop directly outside and a sports center opposite, this property offers both connectivity and quality of life. The home is in excellent condition and ready to move into. It also offers great potential for cosmetic updating, further enhancing its market value. Ideal as a Permanent Home, Holiday Residence or Investment Its villa-style configuration, generous outdoor private space, and prime Costa del Sol location make it an outstanding opportunity for personal use or immediate rental return. A distinctive property offering character, independence, and strong appreciation potential.

**Setting**

- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools

**Orientation**

- ✓ South East

**Condition**

- ✓ Good

**Views**

- ✓ Courtyard
- ✓ Street

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Basement

**Garden**

- ✓ Private

**Parking**

- ✓ Garage

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Category**

- ✓ Resale