EK
ARBAT ESTATES

**Sales - House - Riviera del Sol**

**1.650.000€**

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**Ref.-ID: R5311582** **Riviera del Sol** **House**

**Community: 3,600 EUR / year** **IBI: 1,597 EUR / year** **Rubbish: 149 EUR / year** **5** **5.5** **357 m2** **514 m2**

Completed in 2021, this beautifully presented 5 bedroom, 5.5 bathroom contemporary villa sits within a secure gated community in lower Riviera del Sol, just 1.2 km (15 minutes walk) from the beach, shops, and restaurants of Riviera and neighbouring Calahonda. Part of an exclusive development of just 12 villas, the property enjoys impressive sea and golf views in a peaceful yet highly convenient location. With 357m² of build arranged over three levels, all connected by both LIFT and staircase, the south-facing design makes the most of natural light throughout the day. Upon entering the property is a spacious open-plan lounge and fully equipped modern kitchen with island/breakfast bar, both with sea views and overlooking the generous 114m2 outdoor terrace and private 32 m2 heated saltwater private swimming pool. Also on this level are two bright and generously sized bedrooms with ensuite bathrooms and fitted wardrobes, a guest toilet, and useful storage closet. Upstairs, on the first floor, the landing is currently set up as a home office and leads out to a large 41 m2 terrace. Two further en-suite bedrooms are located on this floor, including the master suite, which enjoys particularly striking sea and golf views, a walk-in closet, and direct access to the terrace. The master bathroom features both a bathtub and separate shower. The lower basement level adds exceptional versatility, offering another spacious and bright double bedroom with fitted wardrobes, a separate large bathroom with walk-in shower, an expansive closet / storage area, laundry room, machine room, gym space, and a double garage with room for two vehicles. High ceilings and large heat-resistant windows enhance the sense of space and light, creating an easy flow between indoor and outdoor living. The 8 x 4m heated saltwater swimming pool includes a counter-current system, and the terrace also features 2 large electric awnings, an outdoor shower and a small green area with a lemon tree. The plot measures 514m². All five bedrooms are exterior with ample fitted wardrobes, four benefit from electric curtains, and every bathroom has underfloor heating. The villa is equipped with Airzone air conditioning, a 1,000-litre water reserve, water treatment system, UV-resistant security glass, solar panels, alarm system, safe, high-quality porcelain flooring throughout, gas barbecue, and video entry system. The current owners have styled the home with care, creating a contemporary space that feels both refined and welcoming. It works equally well as a full-time residence, a sophisticated holiday home, or a strong rental investment. All furnishings are optional. Riviera del Sol sits on the Costa del Sol in Southern Spain midway between Marbella and Fuengirola. It is situated only a few minutes from the AP7 motorway access and the A7 national coastal road (formerly the N-340), allowing easy access to Malaga airport in 25 minutes and Marbella in 15 minutes. A 5-minute drive brings you to the centre of La Cala de Mijas, known for its charming village atmosphere, stunning beaches, and lively dining and shopping scene. Riviera del Sol is a mixed residential and holiday area offering all the facilities and services needed to enjoy daily life in comfort.

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

**Orientation**
- South Facing
- South West Orientation

**Condition**
- Excellent Condition

**Pool**
- Private Pool
- Heated Pool

**Climate Control**
- Air Conditioning
- Hot A/C
- Cold A/C
- U/F/H Bathrooms

**Views**
- Sea Views
- Golf Views
- Panoramic Views
- Pool Views
- Urban Views
- Street Views

**Features**
- Lift
- Fitted Wardrobes
- Near Transport
- Private Terrace
- WiFi
- Gym
- Storage Room
- Utility Room
- Ensuite Bathroom
- Double Glazing
- Domotics
- Near Church
- Basement
- Fiber Optic

**Furniture**
- Optional Furniture

**Kitchen**
- Fully Fitted Kitchen
- Kitchen-Lounge

**Garden**
- Private Garden
- Easy Maintenance Garden

**Security**
- Gated Complex
- Entry Phone
- Alarm System

**Parking**
- Garage
- Covered Parking
- Multiple Parking Spaces
- Private Parking

**Utilities**
- Electricity
- Drinkable Water
- Photovoltaic solar panels
- Solar water heating

**Category**
- Holiday Homes
- Investment
- Luxury
- Resale
- Contemporary