EK
ARBAT ESTATES

**Sales - House - Mijas Costa**

**599.000€**

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**Ref.-ID: R5360524**

**Mijas Costa**

**House**

**Community: 1,884 EUR / year**

**Rubbish: 100 EUR / year**

**3**

**2.5**

**133 m2**

## Some images in this publication include AI-generated or digitally enhanced representations of the pool area and furniture for illustrative purposes only, Actual features, furnishings, and layouts may vary. The pool is not included and any licences and authorisations must applied for by the buyer ## Contemporary Coastal Living: The Crown Jewel of Alya, Riviera del Sol Discover the pinnacle of modern luxury in this stunning, newly constructed semi-detached villa. Situated on one of the largest corner plots within the prestigious Alya development, this property offers an unparalleled blend of space, light, and Mediterranean charm. If you are looking for the absolute best position within the urbanization, this is a must-see option. Key Property Highlights Prime Corner Position: Enjoy enhanced privacy and one of the most expansive plots in the entire development. Sun-Drenched Living: A large south-facing aspect ensures the terrace and garden are bathed in sunlight from dawn until dusk. Seamless Indoor-Outdoor Flow: Featuring floor-to-ceiling patio doors that frame breathtaking sea views and invite the natural light inside. Modern Contemporary Design: Sleek architectural lines and high-end finishes define this brand-new 3-bedroom residence. Private Oasis: The generous garden offers the exciting possibility to install your own private pool, tailored to your taste. Secure Parking: Includes gated, private parking with ample space for two cars World-Class Amenities Life at Alya isn't just about the home; it’s about the lifestyle. Residents enjoy access to premium community facilities: Wellness & Productivity: On-site gym and dedicated co-working spaces. Peace of Mind: Secure environment equipped with advanced security cameras. Unbeatable Location: Swift and easy access to the Autovía (A-7), connecting you to Marbella, Malaga, and the airport in minutes. Why This Villa? While there are many homes in Riviera del Sol, few offer the specific combination of a large corner plot, total day-round sun, and panoramic vistas. This is arguably the best-positioned villa in the complex, offering a superior aspect that sets it apart from the rest. Interested in a viewing? Properties of this caliber, especially with this specific plot size, rarely stay on the market for long. Contact us today to schedule your private tour.

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

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition
- ✔ New Construction

**Pool**
- ✔ Communal Pool
- ✔ Room For Pool

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

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Garden Views

**Features**
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Gym
- ✔ Ensuite Bathroom
- ✔ Double Glazing
- ✔ Fiber Optic

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

**Garden**
- ✔ Private Garden

**Security**
- ✔ Entry Phone
- ✔ 24 Hour Security

**Parking**
- ✔ Multiple Parking Spaces
- ✔ Private Parking

**Category**
- ✔ Bargain
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale
- ✔ Contemporary