EK
ARBAT ESTATES

Sales - House - Mijas

950.000€

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Ref.-ID: R5485894 **Mijas** **House**

Community: 2,136 EUR / year **IBI: 881 EUR / year** **Rubbish: 158 EUR / year** **3** **2.5** **149 m2** **51 m2**

Key-ready and fully furnished. A fantastic opportunity to acquire one of these exclusive townhouses within the prestigious Eden Resort & Club, a luxury residential development on the Costa del Sol. Finished to an exceptionally high standard, this beautifully presented home features high-end new designer furnishings, fixtures, fittings & lighting which are all included in the price (see below for details) , elegant porcelain flooring and a sophisticated palette throughout, creating a bright and contemporary interior. The property offers three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite bathroom, while the two additional bedrooms share a stylish family bathroom. Generous indoor and outdoor living spaces have been thoughtfully designed to make the most of the property's privileged setting. Large triple-aspect doors and windows flood the interiors with natural light and open onto spacious covered and uncovered terraces, ideal for relaxing, dining and enjoying the Costa del Sol lifestyle. Occupying a peaceful position within the private estate, the townhouse enjoys attractive views across El Chaparral Golf Course and the surrounding forest, providing a wonderful sense of tranquillity and privacy. Residents of Eden Resort & Club have access to an impressive selection of lifestyle facilities, including a communal swimming pool, health club and spa, together with an exclusive concierge service. Combining contemporary design, quality finishes, beautiful surroundings and exceptional resort-style amenities, this is an outstanding opportunity to own a luxury home in one of the Costa del Sol's most desirable residential settings. The property has been extensively upgraded throughout, with a strong focus on bespoke lighting, decorative wall and ceiling finishes, bathrooms, furnishings and outdoor living areas: - Entrance and staircase: Large statement cascading pendant chandelier running through the full height of the staircase Individual integrated LED lights installed alongside the staircase Dimmable ambient staircase lighting Large illuminated translucent stone feature artwork Decorative feature wall at the bottom of the staircase with tropical wallpaper, vertical slatted panels and concealed LED lighting - Bedrooms: Bespoke decorative ceiling mouldings Concealed multicolour LED lighting integrated into the ceiling details Additional designer pendant and bedside lighting Decorative feature walls incorporating wallpaper and architectural panels Bespoke dressing/vanity area in the master bedroom with vertically ribbed panelling and decorative crescent-style mirror Upgraded bedroom furniture, including a large 160 cm bed Additional decorative lighting features throughout - Upstairs bathrooms: Both upstairs bathrooms were extensively upgraded from the original developer finish: Large-format decorative marble/stone-effect wall panels High-gloss feature finishes Bespoke recessed linear LED lighting cut into the ceilings Illuminated shower feature walls Upgraded vanity units and storage Black and gold ribbed cabinetry in the master bathroom Decorative illuminated mirrors Additional designer lighting Bespoke shower niches/features with integrated lighting - Guest WC / downstairs bathroom: Floor-to-ceiling decorative dark slatted wall panels Large artificial green moss wall features Concealed vertical LED lighting Illuminated mirror Upgraded black ribbed vanity unit with gold detailing Decorative stone-effect wall finishes - Kitchen: Upgraded kitchen splashback finished with marble-effect decorative panels with gold veining Kitchen island fully clad in the same material Coordinated marble and gold design creating a continuous finish throughout the kitchen Additional statement pendant lighting above the island Designer bar stools added to the island area - Living and dining area: Bespoke full-height TV/media feature wall finished in marble-effect panels with gold veining Integrated contemporary fireplace below the television Decorative ceiling mouldings with concealed multicolour LED ambient lighting Several additional designer ceiling lights and pendant fittings Large statement sculptural chandelier above the dining area Large stone/sintered-stone dining table Designer dining chairs Large C-shaped modular sofa, also providing additional sleeping space Decorative wall artwork and coordinated interior finishes Architectural vertical slatted divider between the living area and hallway - Upper terrace / balcony: Outdoor lounge furniture added Terrace arranged as an additional relaxation and seating area - Garden and outdoor area: Large private jacuzzi installed New tropical and ornamental planting Decorative stone landscaping - Outdoor lounge and relaxation areas: Large decorative privacy screens installed around the garden Additional planting and screening to improve privacy Decorative architectural panels installed along the boundaries Stepping-stone features Additional landscaping and planting to the front of the property. Overall, the villa has been substantially personalised and upgraded beyond the standard developer specification. A considerable amount of work has gone into creating a coordinated interior and exterior design, particularly through bespoke lighting, feature walls, marble-effect finishes, upgraded bathrooms, designer furnishings and the landscaped garden with jacuzzi.

Setting
- ✔ Suburban
- ✔ Close To Shops
- ✔ Close To Schools
- ✔ Close To Forest
- ✔ Urbanisation

Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating
- ✔ U/F Heating
- ✔ U/F/H Bathrooms

Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Panoramic Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Gym
- ✔ Sauna
- ✔ Tennis Court
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Jacuzzi
- ✔ Double Glazing
- ✔ Domotics

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Private Garden
- ✔ Landscaped Garden
- ✔ Easy Maintenance Garden

Security
- ✔ Electric Blinds
- ✔ Alarm System
- ✔ 24 Hour Security

Parking
- ✔ Street Parking
- ✔ Communal Parking

Utilities
- ✔ Electricity

Category
- ✔ Golf
- ✔ Investment
- ✔ Luxury
- ✔ Resale