

**Sales - House - Mijas**  
**850.000€**

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**Ref.-ID: R5500330**

**Mijas**

**House**



**4**



**3**



**300 m2**



**750 m2**

A magnificent detached villa situated in a highly sought-after residential development on the Costa del Sol, in a peaceful and welcoming neighbourhood comprising international neighbours, permanent residents and second-home owners. The property enjoys a prime location with excellent access to the motorway in under two minutes, situated just 20 minutes from the airport and 25 minutes from Marbella, as well as being 5 kilometres from the beaches of Fuengirola and 3 kilometres from Mijas Pueblo. Set on a private plot of 1,100 square metres, the property has an approximate floor area of 300 square metres spread over two storeys and stands out for its south and west-facing orientation. The property is characterised by the extraordinary spaciousness, airiness and natural light in all its rooms, offering extremely generous and comfortable spaces throughout. The front garden features a covered porch with an outdoor dining area and plenty of privacy, whilst the lower garden offers magnificent potential for installing a fantastic swimming pool and a fully equipped barbecue area – ideal for making the most of the outdoors and transforming the property into a true oasis of leisure and comfort. A spiral staircase – which could be remodelled to create a wider, more open access – leads to the ground floor, which comprises a fully self-contained flat with two large bedrooms. The property comprises a total of 4 bedrooms, 4 bathrooms, fitted wardrobes, a storage room, a terrace and a balcony, with a garage space included in the price, as well as individual electric heating, air conditioning and a private garden. The property has an energy performance certificate showing an annual energy consumption of 258 kWh/m² and annual CO₂ emissions of 256 kg/m². An exceptional opportunity combining unrivalled space, absolute comfort and great potential for improvement to create your dream home or an excellent investment in a highly sought-after location.

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|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Setting</b> <div>✔ Suburban</div>                               | <b>Orientation</b> <div>✔ North</div> <div>✔ East</div> <div>✔ South</div> <div>✔ West</div> | <b>Condition</b> <div>✔ Good</div> | <b>Climate Control</b> <div>✔ Fireplace</div> | <b>Views</b> <div>✔ Mountain</div> <div>✔ Country</div> <div>✔ Panoramic</div> <div>✔ Garden</div> <div>✔ Courtyard</div> | <b>Features</b> <div>✔ Fitted Wardrobes</div> <div>✔ Near Transport</div> <div>✔ Private Terrace</div> <div>✔ Solarium</div> <div>✔ Guest House</div> <div>✔ Storage Room</div> <div>✔ Utility Room</div> <div>✔ Ensuite Bathroom</div> |
| <b>Furniture</b> <div>✔ Part Furnished</div>                       | <b>Kitchen</b> <div>✔ Partially Fitted</div>                                                 | <b>Garden</b> <div>✔ Private</div> | <b>Security</b> <div>✔ Alarm System</div>     | <b>Parking</b> <div>✔ Garage</div>                                                                                        | <b>Utilities</b> <div>✔ Electricity</div> <div>✔ Drinkable Water</div>                                                                                                                                                                  |
| <b>Category</b> <div>✔ Holiday Homes</div> <div>✔ Investment</div> |                                                                                              |                                    |                                               |                                                                                                                           |                                                                                                                                                                                                                                         |