EK
ARBAT ESTATES

Sales - House - Mijas

1.650.000€

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Ref.-ID: R5537122 **Mijas** **House**

Community: 720 EUR / year **IBI: 1,750 EUR / year** **Rubbish: 143 EUR / year** **4** **4** **308 m2** **3630 m2**

A SIMPLY STUNNING VILLA SET IN SUPERB GROUNDS WITH OPEN SEA VIEWS AND SITUATED CLOSE TO THE HISTORIC AND WHITE WASHED VILLAGE OF MIJAS. KEY FEATURES IMMACULATELY PRESENTED INSIDE AND OUT 4 DOUBLE BEDROOMS ALL EN SUITE HIGH LEVEL OF PRIVACY A UNIQUE ARCHITECT DESIGNED PROPERTY FIRST OCCUPANCY LICENSE IN PLACE (LPO) The villa offers the perfect mix of Andalucian charm and modern convenience. This is the first time for many years that this special villa has been bought to market. The villa is situated at the end of a cul de sac within walking distance of Mijas Pueblo. Electric gates lead to a driveway and garage with parking for 5 vehicles. A covered porch leads to a reception hall. In turn, this leads to a spacious lounge/diner with a feature fireplace and large double sliding doors with access to expansive terraces boasting outstanding mountain, country and sea views. The villa is filled with light and delightful views. To one end of the lounge is a fully fitted kitchen with top of the range appliances and granite work surfaces. The kitchen leads to a beautiful covered terrace that could easily be integrated into the kitchen area. Adjacent to the kitchen is a large utility storage area which, in turn, leads to a single garage with additional storage. To the other side of the lounge is a very spacious master bedroom with access to a large terrace, a walk in dressing room and a large en suite with bath and shower over and an additional large walk in shower. A guest cloakroom completes the entrance level. LOWER LEVEL Stairs lead to 3 double bedrooms all benefiting from quality en suite facilities. A real feature of this level is the wonderful wrap around covered terraces, affording privacy and an outside space to each of the bedrooms. The covered terraces and arches provide a peaceful and tranquil cloister. OUTSIDE Large terraces and grassed areas on both the upper and lower levels of the superbly landscaped garden with a plethora of mature plantings, fruit, palm and olive trees. There is an immaculate 8m x 4m heated pool with ample sun bathing terraces. The gardens stretch to almost 4.000m2 with higher level viewing points, an orchard and immaculately kept pathways and walkways. There is external access to a summer kitchen and toilet with a large storeroom. This area, along with the neighboring void, could easily be converted into a spacious one bedroom apartment, consisting of a bedroom, lounge, kitchen and bathroom. In addition there is a large undercroft that could be converted into a games room/home cinema/home office. This undercroft can be connected internally via a spiral staircase to the villa. Rarely does a property of this caliber come to market. This is a special property that envelopes you with calm and reassurance the moment you enter and allows you to appreciate the beauty of the finishes and soak in the mesmerizing views. The footprint of the property also allows the new owner to expand the property within its current building line. ADDITIONAL FEATURES CCTV SECURITY ALARM SYSTEM AIR CONDITIONING HOT/COLD QUALITY DOUBLE GLAZING MARBLE FLOORS UNDERFLOOR HEATING ALL BATHROOMS AUTOMATIC IRRIGATION TO THE GARDEN The property is furnished with a great deal of thought and attention to detail. The main items of the quality furnishings are available subject to a separate negotiation and an agreed and signed inventory. Please contact us for further details and to book a viewing of this very special villa. Properties like this rarely come to market and an early viewing is strongly recommended. LOCATION The villa is located within walking distance to Mijas village with its extensive range of local amenities. Additionally there is a well renowned bar/restaurant situated a little closer, along with small gym and wellness centre. Conveniently the property is also within walking distance to a bus stop. DRIVING TIMES MIJAS PUEBLO 3 MINUTES FUENGIROLA AND BEACH 12 MINUTES MALAGA 20 MINUTES MARBELLA 25 MINUTES.

Setting
- ✔ Country

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Country Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Category
- ✔ Investment