

# ALL IN

real estates



## House in Mijas

Bedrooms **4** Bathrooms **3** Built **247m2** Plot **464m2**  
**R5361889** **House** **Mijas** **849.000€**

**IMMEDIATE DELIVERY – FULLY FURNISHED AND READY TO USE FROM DAY ONE**  
 Mirador de la Sierrezuela is positioning itself as one of the most attractive and high-potential residential areas on the Costa del Sol. Located between the mountains and the sea, it offers the perfect balance between tranquility, privacy, and proximity to all essential services, making it an ideal choice for a primary residence, a second home, or an investment. It is a \*well-established urbanization, predominantly composed of \*\*detached villas, surrounded by nature, with open views and just minutes from \*Fuengirola. In addition, it has recently benefited from infrastructure improvements such as adapted sidewalks, green areas, children’s playgrounds, a separate drainage system, and fiber optic internet, reinforcing its long-term value. THE PROPERTY Within this setting, we present this single-level detached villa, designed to offer a comfortable, functional, and accessible lifestyle. Its layout has been carefully designed to maximize everyday quality of life: — Three spacious bedrooms — Master bedroom with independent walk-in wardrobe — Two full bathrooms (one en-suite and one with bathtub) — Large and very bright living room — Spacious kitchen with separate laundry and storage area — Direct connection between the living room, kitchen, and outdoor pool area — High-quality built-in wardrobes in bedrooms and common areas Additionally, the property includes: — Outdoor bathroom for pool use and guests — Outdoor shower next to the pool — Functional rear patio for maintenance and laundry All of this in a barrier-free

home, also ideal for people with reduced mobility. **OUTDOOR AREA AND PLOT** The property is set on a \*private corner plot with a \*fully open front and no possibility of future construction, ensuring privacy and permanent open views. The outdoor area has been designed for enjoyment and low maintenance: — Private saltwater swimming pool with massage jet — Decorative waterfall — Spacious outdoor areas for leisure and gatherings — Side area prepared for a terrace or outdoor dining space — Two independent vehicle access points — Large parking area **ADDITIONAL SPACE** The property features an independent space with potential to be converted into a guest apartment, offering multiple possibilities depending on the future owner's needs. **CONSTRUCTION QUALITY AND EFFICIENCY** One of the key differentiators of this property is its construction system and energy efficiency: — Fully built using the Baupanel system — High thermal and acoustic insulation — Energy rating A — Photovoltaic solar panels for self-consumption — Solar thermal panels for hot water It also includes features that enhance everyday comfort: — High-end exterior carpentry with thermal break (RPT) — Double thermal and acoustic glazing — Whole-house water filtration system — Reverse osmosis system in the kitchen **MOBILITY AND TECHNOLOGY** The property is prepared for current and future needs: — Electric car charging point — Additional charging point for electric motorcycle **URBANIZATION** The community offers a safe and family-friendly environment: — Private children's playground for residents — Video surveillance system — Night security control **LOCATION** Located just minutes from Fuengirola, with quick access to schools, supermarkets, shopping areas, and all essential services, as well as excellent connections to Málaga and its international airport. A property that combines location, privacy, efficiency, and construction quality, designed for those seeking more than just a home: a lifestyle.

Double Glazing  
Fitted Wardrobes  
Solarium

Double Glazing  
Near Transport  
Storage Room

Fiber Optic  
Private Terrace  
Utility Room