ALL IN
real estates

House in Mijas

Bedrooms	**4**	Bathrooms	**3**	Built	**300m2**	Plot	**750m2**
R5500330		**House**		**Mijas**		**850.000€**	

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 CO? 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.

Ensuite Bathroom	Ensuite Bathroom	Fitted Wardrobes
Guest House	Near Transport	Private Terrace
Solarium	Storage Room	Utility Room