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House in Mijas Golf

Bedrooms	**4**	Bathrooms	**4**	Built	**380m2**	Plot	**1030m2**

R5274484	**House**	**Mijas Golf**	**1.295.000€**

This villa in Mijas Golf offers something that is becoming increasingly difficult to find: space, tranquillity and privacy in an established residential setting, without sacrificing proximity to the coast and everyday amenities. Fully renovated and recently redecorated throughout, the property immediately feels warm and welcoming, with bright interiors, generous living spaces and a comfortable atmosphere designed for year-round living. The main floor accommodates most of the home's day-to-day living areas. It features three spacious bedrooms and three bathrooms, along with an impressive double-height living room that creates a wonderful sense of space. A wood-burning fireplace, large windows and direct access to the terraces and garden make this one of the standout areas of the property. The fully renovated and equipped kitchen combines functionality with contemporary design in a bright and inviting setting. From the main living areas, several covered terraces extend the interior spaces outdoors, creating ideal spots for al fresco dining, relaxing or enjoying the shade throughout much of the year. The lower level adds valuable flexibility, with a fourth bedroom featuring an en-suite bathroom and a spacious second living area. This part of the house can work perfectly as an independent guest area, a space for older children, a home office, an entertainment room or a private zone for families who would benefit from greater separation within the home. Outside, the villa has been designed to make the most of the Costa del Sol lifestyle. The beautifully maintained garden offers privacy and several areas for relaxation

around the elegant private swimming pool. An outdoor kitchen and barbecue area complete the setting, creating an ideal space for entertaining family and friends and enjoying the climate throughout the year. The property also incorporates a number of features aimed at improving comfort and efficiency, including solar panels, double glazing, individual climate control in each room, heating and pre-installation for an electric vehicle charging point. Mijas Golf is a peaceful, green residential area known for its two golf courses, Los Lagos and Los Olivos, both designed by Robert Trent Jones Sr., as well as its convenient connections to Fuengirola, the coast, international schools, supermarkets and restaurants. The nearby Gran Parque de la Costa del Sol further enhances the area with additional green spaces and leisure facilities. A bright, comfortable and welcoming villa, ready to move into, with a versatile layout and an attractive combination of privacy, nature and convenience. Estimated costs payable by the buyer: The purchase is subject to Transfer Tax (ITP) pursuant to Law 5/2021 on Transferred Taxes, with a general maximum rate of 7%. The taxable base will be the higher of the price stated in the title deed and the cadastral reference value (Article 10 of the Revised Text of the Transfer Tax and Stamp Duty Act – TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. The costs of the public deed before a Notary and registration at the Land Registry are regulated by official tariff under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. As a general estimate, notary fees may range from €500 to €2,000, and Land Registry fees from €250 to €1,500. Administrative handling fees (gestoría), if voluntarily appointed, are freely agreed and are estimated to range between €300 and €500. The municipal capital gains tax (IIVTNU / plusvalía municipal) is payable by the seller pursuant to Article 104 of the Revised Text of the Local Finance Act (TRLRHL). Total estimated cost payable by the buyer: €1,424,500. This estimate is provided for guidance purposes only and in accordance with Article 20.1.c) of the Revised Text of the General Law for the ?Protection ?of ?Consumers ?and ?Users (TRLGDCU). The ?final ?amount will depend on the ?specific circumstances ?of the ?transaction ?and the buyer. Agency ?fees ?are ?payable ?by ?the ?seller. ?ALA

Barbeque	Barbeque	Covered Terrace
Private Terrace	Wood Flooring	