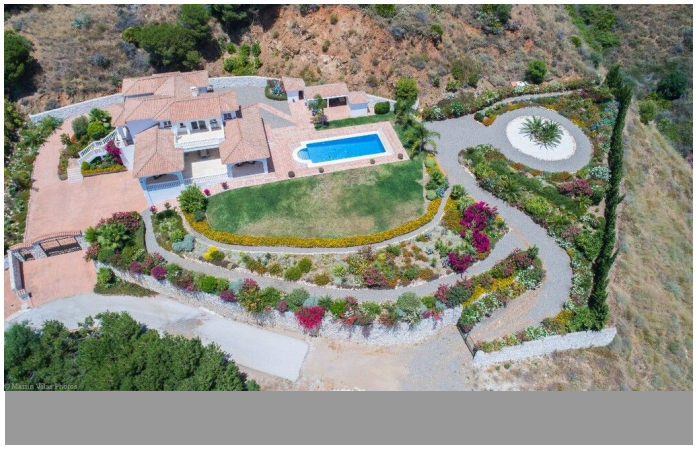
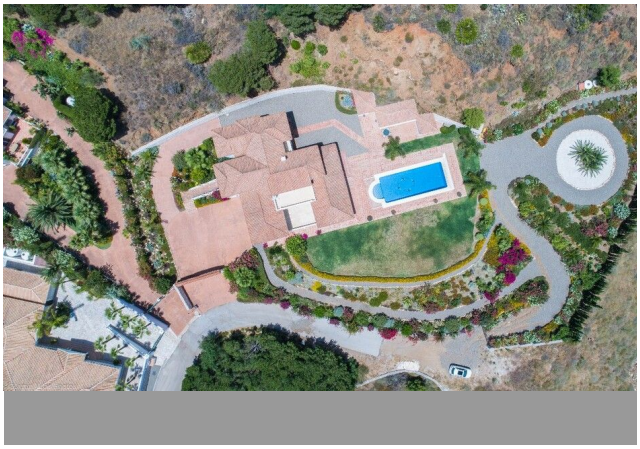
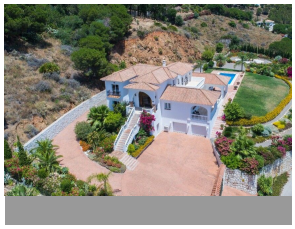
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House in Valtocado

Bedrooms	**5**	Bathrooms	**4**	Built	**548m2**	Plot	**4340m2**
R5554036		**House**		**Valtocado**		**2.350.000€**	

Spectacular Luxury Villa with Panoramic Sea Views in Valtocado, Mijas. Includes a First Occupation License (LPO) and a valid tourist rental license. A unique opportunity, whether as an exclusive private residence or as an investment offering immediate, high-yield potential. Discover a sanctuary of absolute privacy, elegance, and comfort. This stunning luxury villa sits on an expansive, flat 4,340 m² plot, offering an oasis of tranquility with majestic panoramic views of the Mediterranean Sea from its main living areas and idyllic outdoor spaces. Spanning a total area of ??548.96 m², the property is in impeccable condition, features recent technological upgrades, and boasts an intelligent layout across two floors plus a functional basement: Main Floor: Elegance and Living Spaces Entrance: An elegant foyer welcomes you and provides access to a guest powder room. Living Area: A stately living room with a fireplace connects to a cozy TV room and library. Both spaces offer direct access to the outdoor porches. Kitchen and Dining: A fully equipped, high-end kitchen opens into a dining area flooded with natural light, with direct access to the garden. Rest and Office: A double bedroom (No. 2) features a walk-in closet, an en-suite bathroom with underfloor heating, and outdoor access. There is also a fifth bedroom, ideal for use as a private office. Upper Floor: The Private Sanctuary Master Suite: The master bedroom is a true oasis, complete with a private walk-in closet, an en-suite bathroom, and an expansive, sun-drenched terrace that offers the best panoramic views of the coast. Additional Bedrooms:

Two bright double bedrooms that share a full bathroom. Utility: A separate, fully equipped laundry area with its own balcony. Basement and Storage Double garage with an electric gate. Spacious storage room and a wine cellar—perfect for wine enthusiasts. Dreamy Outdoor Spaces The mature, picturesque garden is a landscaped work of art, complete with an automatic irrigation system. It features a 64.56 m² heated swimming pool, offering total privacy, as well as a porch with various relaxation areas, an outdoor bar, and electric awnings. There is also a full bathroom dedicated to the pool area, along with a new, large outdoor Jacuzzi—ideal for relaxing under the stars while taking in the views. Sustainability and Water Efficiency The property has been upgraded to offer maximum self-sufficiency and significant energy savings: Solar Energy: Equipped with 28 state-of-the-art solar panels. Water Autonomy: Features a private water well located in the garden. Large-Scale Storage: A spacious water storage tank dedicated exclusively to the garden’s irrigation system. Quality Features and Extras: Marble flooring, double-glazed windows, hot/cold air conditioning in all bedrooms, a perimeter alarm system, and electric security gates. Legal Security and Profitability: First Occupancy License (LPO): All documentation is fully in order, ensuring a smooth, rapid transaction without any legal surprises. Tourist License: Currently active and ready for use, should you wish to enter the luxury vacation rental market. Location and Key Distances: A strategic location that combines Andalusian charm with proximity to the coast and the airport: Mijas Pueblo: 3.9 km Alhaurín Golf (Clubhouse): 6.2 km Port ?of ?Fuengirola: ?12.6 ?km Málaga ?Airport: 31.6 km Marbella: ?38 ?km Expenses: Property Tax (IBI): €2,507.51 / ?year Waste Collection ?Fee: €142.36 ?/ ?year Community Fees: €2,700 / ?year Year ?of ?construction: ?1997 ?(Well-maintained ?and ?updated).

Bar	Bar	Ensuite Bathroom
Fitted Wardrobes	Jacuzzi	Marble Flooring
Private Terrace	Utility Room	WiFi