

# IDILIQ

## ESTATES



R5044615

 Mijas Golf

REF# R5044615    1.099.000 €

BEDS

4

BATHS

4

BUILT

233 m<sup>2</sup>

PLOT

672 m<sup>2</sup>

TERRACE

62 m<sup>2</sup>

We are delighted to introduce this remarkable property to the market, a spacious family home that offers a peaceful retreat in one of the most attractive areas of the Costa Del Sol- Mijas Golf

With every detail thoughtfully considered from the stylish interiors to the carefully designed outdoor spaces fused with Andalusian charm, this villa stands out as a perfect family home for those seeking elegance combined with modern amenities. It is indeed a rare opportunity in the heart of an enviable location

The villa spans three levels, featuring four bedrooms, three bathrooms, and an extra living area on the lower floor. It has been meticulously refurbished, both inside and out, and is presented in pristine condition, with no expense spared on its updates.

Upon entering the villa, you're greeted by a grand entrance that sets the tone for the stylish ambiance throughout. The ground floor houses the main living areas, a guest toilet, and one en-suite bedroom. This open-plan layout is seamlessly organized, with designated areas flowing smoothly into one another, separated by elegant archways. A striking sweeping staircase anchors this level, accentuated by a double-

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height ceiling and decorative windows that add to the overall aesthetic appeal.

Every room in the property radiates elegance and sophistication. The modern, fully equipped kitchen features ample storage and top-of-the-line appliances. It provides access to a private side garden, which leads around to the main pool area. The kitchen is conveniently accessible from both the entrance hall and the dining area, with easy connectivity to the spacious living room. Large patio doors fill the living area with natural light and open out to a covered terrace, which descends via a short staircase to the pool—ideal for outdoor dining and entertaining.

The flat plot is easy to maintain and features a collection of mature trees and plants. The recently renovated saltwater pool is bordered with new tiles, providing ample space for relaxation and entertainment. There is plenty of room for sunbeds and loungers on the grassy areas, a pergola offering shade, and a designated BBQ zone for cooking enthusiasts. The exterior space is fitted with automated outdoor lighting, enhancing the ambiance. A conifer hedge surrounds the garden, ensuring privacy, while trimmed trees at the rear unveil captivating views of the protected land and the vast countryside beyond.

On the top floor, you will find three double bedrooms and two bathrooms. The impressive master is en-suite and located at the back of the villa. This generously sized room boasts expansive patio doors that lead out to a private terrace with breathtaking views of the countryside. It's the ideal spot to enjoy morning coffee or unwind with an evening glass of wine while taking in picturesque sunsets. The master bedroom also features a wealth of built-in wardrobes, ensuring plenty of storage space. Its en-suite bathroom is luxurious, equipped with a double sink unit, a walk-in shower, and a corner jacuzzi bath, adding to the overall comfort and opulence of the living space.

The entire home benefits from heated marble floors, providing comfort during the colder winter months and powered by an aerothermal heating system that emphasizes energy efficiency. Coupled with solar panels, these features help minimize utility costs. All windows throughout the property are high-quality and include electric security shutters, programmable via the home's domotic system, along with expandable mosquito nets for added convenience.

The lower level of the property offers even more living space, accessed via an internal staircase. Currently utilized as additional living quarters with a bathroom, this area has enough room to accommodate more bedrooms, a games room, or other uses as desired.

Parking is extensive, featuring a large, sweeping driveway alongside the plot that leads to a double garage situated on the lower level of the house. Both the driveway gates and garage doors are electric, ensuring ease of access.

For security, the property is fitted with a keypad access system and an alarm, providing high levels of safety and peace of mind.

Mijas Golf, located just 3 km inland and a mere 25-minute drive from Málaga Airport, offers an exquisite blend of lifestyle and luxury within its resort. Surrounded by two distinguished 18-hole golf courses, Los Olivos and Los Lagos, the area is framed by the stunning Mijas Mountains, making it one of Europe's most desirable golf destinations. The resort features an array of bars and restaurants, with additional dining options available a short drive away. Notably, the Grand Park of Mijas, set to open imminently, is just a few minutes away, adding to the leisure offerings.



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For everyday necessities, the bustling town of Fuengirola is only seven minutes by car, boasting a full range of amenities and 7 km of sandy beaches. Nearby towns, Benalmádena and La Cala de Mijas, are conveniently reachable within a 10-minute drive along the scenic N340 coastal road. The area's property values have risen significantly, particularly following the renovation and reopening of the historic five-star Byblos hotel, now known as 'La Zambra', which has further enhanced Mijas Golf's appeal.

The villa in question comes with a tourist licence and has community approval for a potential reapplication should the new owners desire it. Currently, it is successfully generating substantial income from holiday rentals, with the management company willing to continue their contract with the new owners. It's important to note that, while the sale cannot be completed until October, viewings are available through appointments, and reservations can be accepted prior to the closing date.

This presents a remarkable opportunity for prospective buyers, whether as a splendid family home or a lucrative rental investment. The property promises a luxurious living experience in a prime location, inviting interested individuals to explore its potential.





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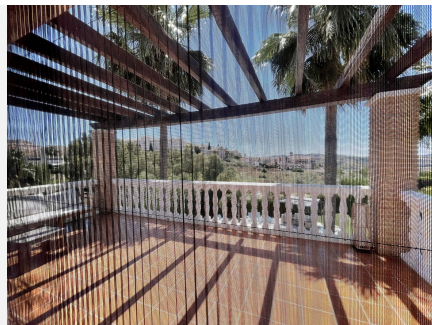
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