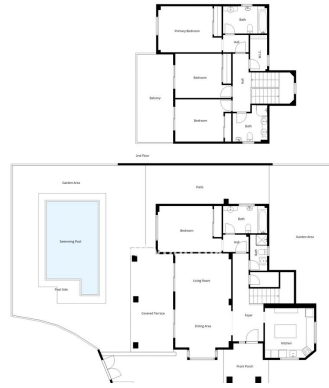


# IDILIQ

ESTATES



R5314831

📍 Campo Mijas

REF# R5314831 970.000 €

BEDS

4

BATHS

4

BUILT

277 m<sup>2</sup>

PLOT

511 m<sup>2</sup>

TERRACE

53 m<sup>2</sup>

Discover a refined and exceptionally well-equipped villa located in a prestigious and peaceful residential area, set on a quiet cul-de-sac just minutes from Fuengirola. This elegant home offers privacy, tranquility, and a high standard of living in a mature and well-maintained neighborhood. Surrounded by large villas and neighbors who live here permanently – no disruptive rentals, just comfort and security.

The villa features spacious, light-filled interiors with high ceilings, wide hallways, and a seamless flow between living areas. Every detail has been thoughtfully designed to create a sense of space, comfort, and understated luxury, while maintaining a pleasant indoor climate throughout the year.

#### Advanced Energy Efficiency & Smart Home Solutions

This villa has been significantly upgraded to ensure both sustainability and low running costs:

Solar panel system with individual optimizers (SolarEdge)

10 kWh battery and electric vehicle charger powered directly by solar energy

Estimated electricity cost under €30 per month

50% reduction on IBI property tax for the next five years (from December 2025)

+34 951 123 083 | +44 (0)330 179 8687 | info@idiliqestates.com Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andlucia

## High-End Comfort & Technical Upgrades

The property is equipped with modern systems that enhance everyday convenience and safety:

Programmable air conditioning units in all rooms, controlled via WiFi

Timer-controlled outdoor lighting, pool lighting, and pool pump

Motorized garage door with remote control and intercom

Upgraded electrical system with surge and lightning protection, plus a motorized main power switch

## Premium Outdoor Living & Pool Area

The outdoor spaces have been designed to the highest standard, offering a private and elegant retreat:

Saltwater swimming pool with salt chlorinator

Cordless pool robot and year-round professional pool service

Automatic irrigation system covering the entire garden

Satellite-controlled robotic lawn mower with zoned operation

Underground reserve water tank (1 m<sup>3</sup>) with pressure pump

Kitchen drinking water filtration system, including limescale removal

Motorized awnings with individual controls

## Exclusive Outdoor Kitchen & Mediterranean Garden

The fully equipped outdoor kitchen creates the perfect setting for entertaining and relaxed Mediterranean living:

Gas barbecue

Fridge/freezer

Sink with water supply and drainage

The mature garden is beautifully landscaped with palm trees, jasmine, banana plants, and cypress trees, delivering a genuine Mediterranean ambiance.

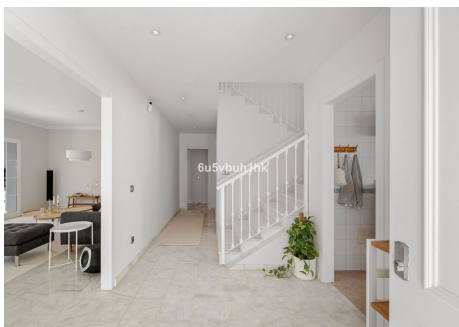
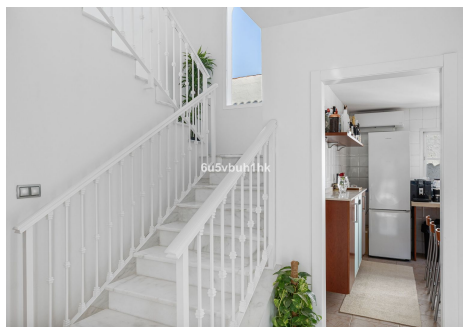
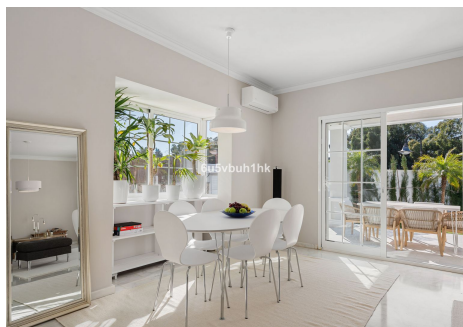
## Prime Location

Fuengirola, with its wide selection of schools, shops, restaurants, and services, is reached in just 6 minutes by car. Multiple access routes to town ensure smooth and convenient travel, avoiding traffic congestion common in other nearby areas.

This is a turn-key villa offering immediate comfort and quality living, while still allowing the new owner to personalize selected areas. Quotations are already available for bathroom renovations, kitchen upgrades, and pool tiling.

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