

**Sales - House - Mijas Costa**  
**1.295.000€**

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**Ref.-ID: MIBGR4707544**

**Mijas Costa**

**House**

**Community: 132 EUR / year**

**IBI: 918 EUR / year**

**Rubbish: 150 EUR / year**



**4**



**3.5**



**207 m2**



**802 m2**

**IMPORTANT NOTE: THE SEA CAN BE SEEN IN THE DISTANCE FROM THE TERRACE OF THE SECOND BEDROOM, ON THE FIRST FLOOR. THERE ARE NO SEA VIEWS FROM THE LIVING ROOM OR THE GROUND FLOOR.** Nestled within the serene landscapes of Mijas Golf Residential Area, this exquisite 4-bedroom villa is crafted with meticulous attention to detail, boasting contemporary aesthetics, this residence sets a new standard of living, offering unparalleled comfort and style. Situated atop a scenic vantage point, the villa enjoys seamless connectivity via the A-7 highway, ensuring effortless access from Málaga airport, merely a 25-minute drive away. With the bustling town centre of Fuengirola just 5 kilometres away, there is a perfect balance of convenience and serenity. Moreover, Fuengirola's extensive network of trains links it to neighbouring towns and cities, adding to the ease of exploration. Embracing the cosmopolitan essence of Mijas Golf, this residence is strategically located amidst a vibrant tapestry of international communities, prestigious educational institutions, and state-of-the-art medical facilities. Here, investment opportunities abound, promising not just a home, but a thriving lifestyle. Step outside and into your private oasis, where lush gardens, sun-drenched terraces, and a sparkling swimming pool beckon you to unwind in style. Gaze out over the verdant fairways of Mijas Golf courses, with the azure expanse of the sea and majestic mountains forming a breathtaking backdrop. Inside, an open-plan kitchen awaits, seamlessly blending form and function to create a culinary haven. With two parking spaces, storage room, and additional facilities, every aspect of modern living is catered for with ease and sophistication. Eco-conscious living takes centre stage with the inclusion of an "Aerothermia heating system", harnessing renewable energy in compliance with the 2009/28 European Directive, underscoring a commitment to sustainability and innovation. In this villa, every detail is thoughtfully curated, every amenity designed to elevate the art of living. Welcome home to a life of unparalleled luxury, where every moment is infused with elegance and tranquillity.

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| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Schools</li><li>✓ Close To Forest</li><li>✓ Urbanisation</li></ul>                                                                                                        | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li></ul>       | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li><li>✓ New Construction</li></ul> | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>                              | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Hot A/C</li><li>✓ Cold A/C</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Mountain</li><li>✓ Golf</li><li>✓ Garden</li><li>✓ Pool</li></ul> |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Private Terrace</li><li>✓ Utility Room</li><li>✓ Ensuite Bathroom</li><li>✓ Wood Flooring</li><li>✓ Double Glazing</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Not Furnished</li></ul> | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>                           | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li><li>✓ Easy Maintenance</li></ul> | <b>Security</b> <ul style="list-style-type: none"><li>✓ Entry Phone</li></ul>                                                  | <b>Parking</b> <ul style="list-style-type: none"><li>✓ More Than One</li><li>✓ Private</li></ul>                                     |
| <b>Category</b> <ul style="list-style-type: none"><li>✓ Luxury</li></ul>                                                                                                                                                                  |                                                                                  |                                                                                                         |                                                                                                    |                                                                                                                                |                                                                                                                                      |