



Reference: **R3360742** Location: **Mijas**

Description: Magnificent five bedroom luxury villa with beautiful sea views on a large corner plot in Campo Mijas, Mijas Costa. This villa has everything; sea views, a beautiful garden, underfloor heating in the entire first floor and in all five ensuite bathrooms, garage for two cars, chimney, open kitchen, sauna and a heated pool that has a quality cover for the winter. This Andalusian style luxury villa has been well maintained and the electricity and plumbing have been renewed. The villa is located in a quiet urbanization and shops, restaurants, pharmacy, supermarket etc. are within walking distance (700m).

All the five bedrooms have access to terrace areas with sea views and they all have their own ensuite bathrooms and wardrobes. One of the bedrooms is located downstairs and it has a small office room as well. The rest of the bedrooms are upstairs and all rooms enjoy sea views from their terraces. The entire first floor has underfloor heating, keeping the house warm and dry during the winter months. The villa has a big entrance hall that opens up to a large living room with a cosy fireplace and big windows facing the garden. The living room is connected to a spacious dining room, which opens up to a kitchen area and has a utility room next to it. There is also a guest toilet on the ground floor. The underfloor heating runs on water and is heated with an air-source heat pump system. The house also has air-conditioning (hot and cold) as well as a fireplace that stores heat. Water is heated with solar panels. The downstairs windows are thermal and made of armored glass. All large glass sliding windows have electric shutters both downstairs and upstairs.

The big beautiful garden area is very well maintained and you can enjoy lunch in the covered porch area watching the sea glitter in the distance. There's a large covered heated swimming pool, where you can enjoy swimming all year round. There's also an outside building with sauna, shower room, toilet and barbecue area.

The villa has a garage for two cars and plenty of space for guest parking in front of the house. The house was fully restored and renovated in 2001 when new plumbing and electricity was installed. The villa has been very well maintained and is ready to move in. The house even has a special ventilation system for air purification and keeping humidity out during the winter months. Total built area is 513m<sup>2</sup> according to the cadastral survey (including terraces, verandas, pool etc.) The villa is located in a quiet urbanization and shops, restaurants, pharmacy, supermarket etc. are within walking distance (700m). Nearest golf is only 8 minutes away and the distance to Malaga airport is 25km, Fuengirola 2km, Corte Ingles shopping center 2,2km, Miramar shopping center 5km and beach 3,4km.

The villa is ideal for a bigger family, or to be used as a second home with plenty of space for guests. The villa is easy to rent due to its great location, size and facilities. It could also suit someone who is interested in running a Bed & Breakfast on the Andalusian coast.

Type:	<b>Detached Villa</b>	Beds:	<b>5</b>	Baths:	<b>5</b>
Build Size:	<b>379 m<sup>2</sup></b>	Terrace:	<b>94 m<sup>2</sup></b>	Garden/Plot:	<b>1,645 m<sup>2</sup></b>
Price:	<b>€970,000</b>				
Community Fees:	<b>€69 / month</b>	IBI Fees:	<b>€1,416 / year</b>		
Setting:	Country, Village, Close To Golf, Close To Shops, Close To Town, Urbanisation				
Orientation:	South East, South, South West				
Condition:	Excellent				
Pool:	Private, Heated				

Climate Control: Air Conditioning, Fireplace, U/F Heating, U/F/H Bathrooms

Views: Sea, Mountain, Country, Panoramic, Garden, Pool

Features: Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Satellite TV, Sauna, Utility Room, Ensuite Bathroom, Barbeque, Double Glazing, Fiber Optic

Furniture: Optional

Kitchen: Fully Fitted, Kitchen-Lounge

Garden: Private

Security: Gated Complex, Electric Blinds, Alarm System, 24 Hour Security, Safe

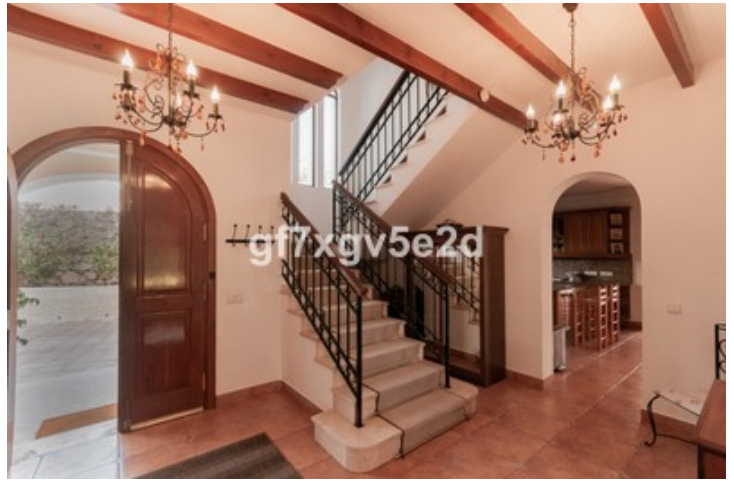
Parking: Garage, More Than One, Private

Utilities: Electricity

Category: Holiday Homes, Investment, Luxury



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R3360742 - 2



R3360742 - 3



R3360742 - 4



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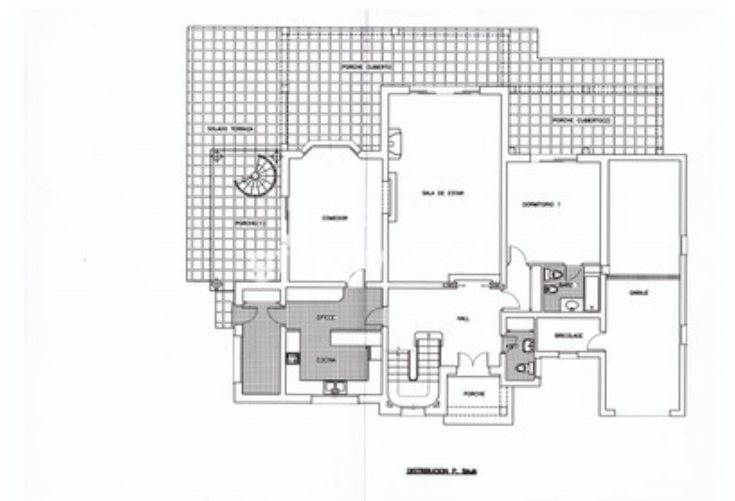
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