



## Villa for sale in Mijas

1,650,000 €

Reference: R5227594 Bedrooms: 5 Bathrooms: 5 Plot Size: 730m<sup>2</sup> Build Size: 338m<sup>2</sup> Terrace: 250m<sup>2</sup>





## Costa del Sol, Riviera del Sol

Villa in a prime location in Mijas Costa. Its elevated position in Riviera del Sol ensures top-level panoramic views. The optimal orientation provides sunlight from early morning until sunset. The property impresses with its exceptional potential: The villa is currently divided into three independent residential units, making it ideal for holiday rentals or larger families. It is perfectly suited for a combination of personal use and rental, and there is also the option to convert the property—with minimal effort—into a spacious single-family villa with three to four bedrooms and a separate guest apartment. The villa offers a total of 5 bedrooms, 5 bathrooms, and 3 kitchens across 3 living areas: The upper unit features a generous living room, a separate kitchen, 2 bedrooms, 2 bathrooms, several balconies, and an expansive rooftop terrace. The middle unit includes a living room, a large kitchen, 1 bedroom, 1 bathroom, and a terrace. The lower unit consists of a living room with an open kitchen, 2 bedrooms, and 1 bathroom. Additionally, there is an annex that can be used as a playroom or as a self-contained guest apartment with its own bathroom. A spacious garage with extra storage space completes the layout. The outdoor areas of the villa offer the full lifestyle experience: a heated infinity pool with counter-current system, a covered veranda, an outdoor shower with WC, and a separate barbecue area—ideal for outdoor living. The building was constructed with solid German quality and has undergone extensive modernization in recent years, including new windows, an updated air-conditioning system, and a new kitchen. A stylish and versatile property, suitable both for investors focused on rental returns and for families seeking a spacious home.





# Features:

## Features

- Covered Terrace
- Private Terrace
- Satellite TV
- Storage Room
- Ensuite Bathroom
- Marble Flooring
- Fitted Wardrobes
- WiFi
- Utility Room
- Barbeque
- Fiber Optic
- Guest Apartment
- Solarium
- Games Room
- Basement

## Views

- Sea
- Mountain
- Panoramic
- Country
- Pool
- Forest
- Street
- Urban
- Beach
- Port

## Pool

- Heated
- Private

## Garden

- Private

## Utilities

- Electricity
- Drinkable Water

## Orientation

- West
- South West

## Setting

- Close To Golf
- Close To Shops
- Close To Schools
- Close To Sea
- Close To Town

## Furniture

- Fully Furnished

## Security

- Alarm System
- Electric Blinds
- Entry Phone

## Category

- Holiday Homes
- Investment
- Resale

## Climate Control

- Air Conditioning
- Cold A/C
- Hot A/C

## Condition

- Good
- Excellent

## Kitchen

- Fully Fitted

## Parking

- Garage
- Private
- Covered