

## New Development in Mijas, Costa del Sol

4 Schlafzimmer | 4 Badezimmer | **Garage** Ya | **Garten** Ya | **Pool** Ya |



### New Development Description

Exclusivity and Elegance in Mijas

Plot Size: 1,118 m<sup>2</sup>

Total Built Area: 406 m<sup>2</sup>, of which 281 m<sup>2</sup> correspond to the main residence, 45 m<sup>2</sup> to covered terraces, 43 m<sup>2</sup> to uncovered terraces, and 38 m<sup>2</sup> to the pool.

CONSTRUCTION START DATE: June 2025

ESTIMATED COMPLETION DATE: Fourth Quarter of 2026

Immerse yourself in luxury and sophistication, a top-tier property spread across three levels, designed to offer comfort, functionality, and breathtaking views of the charming village of Mijas.

Layout by Floor:

Basement – Space and Comfort:

\* Garage (41.87 m<sup>2</sup>): Capacity for two vehicles with generous storage space.

\* Option for 2 Bedrooms, Game/Cinema Room, or Gym (26.83 m<sup>2</sup>) with private bathroom (3.08 m<sup>2</sup>), with direct access to the garden.

\* Technical Room (11.60 m<sup>2</sup>)

- \* Laundry Room (5.90 m<sup>2</sup>)
- \* Hallway (3.82 m<sup>2</sup>)

#### Ground Floor – Open Design and Panoramic Views:

- \* Living-Dining Room (47.18 m<sup>2</sup>): An open-concept space with large windows that maximize natural light and frame spectacular views of Mijas village.
- \* Cutting-Edge Kitchen (9.38 m<sup>2</sup>): Modern, functional, and seamlessly integrated into the living area.
- \* Bathroom (3.13 m<sup>2</sup>)
- \* Outdoor Terraces:
  - \* Open Covered Terrace (34.15 m<sup>2</sup>)
  - \* Enclosed Covered Terrace (4.45 m<sup>2</sup>)
  - \* Uncovered Terrace (14.21 m<sup>2</sup>)
- \* Chill-Out Area and Pool: A semi-covered space with pergolas and a private 37 m<sup>2</sup> pool, ideal for enjoying the Mediterranean climate.

#### First Floor – Rest and Privacy:

- \* Master Bedroom (17.57 m<sup>2</sup>) with walk-in closet (6.51 m<sup>2</sup>) and en-suite bathroom (5.62 m<sup>2</sup>)
- \* Bedroom 1 (12.41 m<sup>2</sup>) and Bedroom 2 (12.15 m<sup>2</sup>): Both with built-in wardrobes and spacious design
- \* Shared Full Bathroom (3.77 m<sup>2</sup>)
- \* Hallway (6.16 m<sup>2</sup>)
- \* Terraces:
  - \* Enclosed Covered Terrace (6.23 m<sup>2</sup>)
  - \* Uncovered Terrace (29.14 m<sup>2</sup>)

#### A Design Focused on Well-being

- \* Indoor-Outdoor Integration: The villa features both covered and uncovered terraces, creating a seamless connection between indoor living spaces and the natural surroundings.
- \* Unmatched Views: Its orientation maximizes natural light and offers spectacular panoramic views of Mijas and the surrounding landscape.
- \* Exclusive for Golf Lovers: The property offers the possibility to install a private golf green of approximately 50 m<sup>2</sup>.
- \* Elevator on all floors, ensuring accessibility and comfort (optional extra).

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