

## New Development in Mijas, Costa del Sol

2 Habitaciones | 3 Baños | **Garaje** Si | **Jardín** Si | **Piscina** Si |



### New Development Description

Luxury Villa in La Sierrezuela, Mijas Costa

Discover this exclusive new-build home located on a 452 m<sup>2</sup> plot in the prestigious residential area of La Sierrezuela. Its modern and elegant design, combined with high-quality finishes, offer a unique home in a peaceful and well-connected setting.

Smart and Comfortable Layout

The house is spread over three floors:

- Main Floor: Bright, open-plan living and dining area that integrates with the terrace, garden, and private saltwater pool. Designer kitchen equipped with state-of-the-art appliances, an en-suite bedroom, and a guest toilet.
- Upper Floor: Master bedroom with dressing room, en-suite bathroom, and access to two large

terraces. An ideal private space for relaxation.

- Basement: Multifunctional area perfect as a games room, gym, or leisure area. It also features a utility room and storage room.

#### Quality and Technology

- Porcelanosa flooring and wall coverings, Roca faucets.
- Aluminum windows with thermal break.
- KNX home automation system to control lighting, air conditioning, and underfloor heating.
- Energy-efficient windows.
- Solar panels.

#### Prime location.

Just five minutes from the beach and close to all amenities: supermarkets, schools, public transportation, and quick access to Fuengirola and other points of interest.

The area is very safe, with video surveillance throughout and security vehicles.

#### A safe investment.

This villa is ideal both as a permanent residence and as an investment in one of the most sought-after areas of the Costa del Sol.

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