

## Villa for sale in Mijas, Costa del Sol

7 Bedrooms | 5 Bathrooms | 406 m<sup>2</sup> Interior | **Garage** Yes | **Pool** Yes  
€ 1,215 IBI | € 149 Rubish tax | € 564 Community fees



### Property Description

A UNIQUE VILLA ON THE COSTA DEL SOL: TWO HOMES, IMPRESSIVE SEA VIEWS AND ENDLESS POSSIBILITIES!

Some homes are special. Others are simply one of a kind.

We are delighted to present in exclusivity this spectacular villa offering 404 m<sup>2</sup> of built area on a 750 m<sup>2</sup> plot, providing a truly unique opportunity on the Costa del Sol: two completely independent residences within the same property, each with its own entrance, swimming pool, outdoor living areas and complete privacy.

Whether you are looking to generate a steady year-round rental income while enjoying your own home, or bring members of your family together under one roof while maintaining independence and personal space, this exceptional property offers the perfect solution.

Impressive panoramic sea view can be enjoyed from most of the villa and its privileged orientación allow natural light to flood the house throughout the day.

The main residence captivates from the very first moment. A magnificent swimming pool with waterfall, beautifully landscaped gardens with natural lawns, fruit trees, a charming gazebo for al fresco dining and stunning sea views create a true Mediterranean oasis. Inside, you will find a bright

and spacious living room with fireplace, an open-plan kitchen seamlessly connected to the dining area, and direct access to a large covered terrace. This level also features three bedrooms, two bathrooms and a guest toilet.

On the lower level, there is a fully independent second residence, ideal for extended family, guests or rental income. It comprises three bedrooms, an open-plan living and dining area with kitchen, a full bathroom and direct access to its own private outdoor space featuring a swimming pool, garden, covered terrace and barbecue area.

In addition, this level includes a spacious gym, an extra bedroom and a bathroom.

The property has been designed with an efficient and sustainable lifestyle in mind, incorporating 10 solar panels with a high-capacity battery system, the installation of which alone represents an investment of over 14,000 euros. As a result, the property's typical monthly electricity bill is only around 20 euros. It also features a water softener, a reverse osmosis system, motorised blinds, an alarm system and Climalit windows.

Finally, there is sufficient parking space for 3 to 4 cars (enclosed drive).

A truly distinctive property for those seeking much more than just a house: a home, an investment and a lifestyle opportunity all in one.

\*\*In accordance with Andalusian Regional Government Decree 218/2005, purchasers are informed that the advertised price does not include costs associated with the purchase of real estate under current legislation (approximately 10%), including Property Transfer Tax (ITP - 7%), as well as notary fees, Land Registry fees, administrative management fees and/or legal representation costs where applicable (approximately 3%).