

## Townhouse for sale in Campo Mijas, Costa del Sol

4 Bedrooms | 3 Bathrooms | 277 m<sup>2</sup> Interior | 511 m<sup>2</sup> Plot | Pool Yes |



### Property Description

Discover a refined and exceptionally well-equipped villa located in a prestigious and peaceful residential area, set on a quiet cul-de-sac just minutes from Fuengirola. This elegant home offers privacy, tranquility, and a high standard of living in a mature and well-maintained neighborhood. Surrounded by large villas and neighbors who live here permanently - no disruptive rentals, just comfort and security.

The villa features spacious, light-filled interiors with high ceilings, wide hallways, and a seamless flow between living areas. Every detail has been thoughtfully designed to create a sense of space, comfort, and understated luxury, while maintaining a pleasant indoor climate throughout the year.

#### Advanced Energy Efficiency & Smart Home Solutions

This villa has been significantly upgraded to ensure both sustainability and low running costs:

Solar panel system with individual optimizers (SolarEdge)

10 kWh battery and electric vehicle charger powered directly by solar energy

Estimated electricity cost under €30 per month

50% reduction on IBI property tax for the next five years (from December 2025)

#### High-End Comfort & Technical Upgrades

The property is equipped with modern systems that enhance everyday convenience and safety:

Programmable air conditioning units in all rooms, controlled via WiFi

Timer-controlled outdoor lighting, pool lighting, and pool pump

Motorized garage door with remote control and intercom

Upgraded electrical system with surge and lightning protection, plus a motorized main power switch

#### Premium Outdoor Living & Pool Area

The outdoor spaces have been designed to the highest standard, offering a private and elegant retreat:

Saltwater swimming pool with salt chlorinator

Cordless pool robot and year-round professional pool service

Automatic irrigation system covering the entire garden

Satellite-controlled robotic lawn mower with zoned operation

Underground reserve water tank (1 m<sup>3</sup>) with pressure pump

Kitchen drinking water filtration system, including limescale removal

Motorized awnings with individual controls

#### Exclusive Outdoor Kitchen & Mediterranean Garden

The fully equipped outdoor kitchen creates the perfect setting for entertaining and relaxed

Mediterranean living:

Gas barbecue

Fridge/freezer

Sink with water supply and drainage

The mature garden is beautifully landscaped with palm trees, jasmine, banana plants, and cypress trees, delivering a genuine Mediterranean ambiance.

#### Prime Location

Fuengirola, with its wide selection of schools, shops, restaurants, and services, is reached in just 6 minutes by car. Multiple access routes to town ensure smooth and convenient travel, avoiding traffic congestion common in other nearby areas.

This is a turn-key villa offering immediate comfort and quality living, while still allowing the new owner to personalize selected areas. Quotations are already available for bathroom renovations, kitchen upgrades, and pool tiling.