

## Villa for sale in Mijas, Costa del Sol

5 Bedrooms | 4 Bathrooms | 221 m<sup>2</sup> Interior | 30 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 840 IBI | € 149 Rubish tax | € 960 Community fees



### Property Description

Brand new to the market and exclusive to us.

Located in a gated urbanization with security cameras, guard patrolling, etc. Situated walking

distance from the new and largest park in Andalucía due to open in May 2025.

The property is on 3 levels with a private lift. On entering the property via the door you will take approx 15 steps to the front door or open the garage via the remote and take the lift or stairs up to the main living area. On the main level you will find a spacious lounge/dinner with an abundance of natural light as the property receives sun from sun rise to sunset. A brand new log fire has just been installed and kicks out a lot of heat! in addition there is air conditioning installed (hot & cold).

From the good sized terrace you have views of Cerrado Golf course. There is a private swimming pool (being regouted) approx 8x4, plenty of space to relax in the sun. A sauna is situated net to the pool. (sauna will be refitted as the wood needs replacing).

There are steps to access the rear garden which currently is not finished but will be cleared and made nice and tidy for a new owner. The rear garden space is approx 75sqm.

Back into the house on the first level there is a bedroom with en-suite and dual aspect windows allowing plenty of natural light. Next to the kitchen is another bathroom. The kitchen is approx 8sqm, fully fitted but would benefit from some updating The current owners had ideas of how to make the kitchen larger.

On the second level are 4 bedrooms and 2 bathrooms.

The lift (not currently working as the owners dont need it but has never been used) takes you from the garage to the top floor if needed.

The master bedroom (there are 2) with an en-suite and a walk in wardrobe and again with dual aspect windows. All windows have fitted shutters. Bedroom 2 next to the master has wardrobes and a large windows over looking the golf course.

The 3rd bedroom is approx 20sqm with a view of the golf course also. The 4th bedroom again with dual aspect windows and over looks the swimming pool. Family bathroom next to the 2 bedrooms.

The garage is very spacious and approx 75sqm via the electric door plus secure on road parking for many cars. In the garage there has been made an office with power, internet and access via the side door.

Please note there are minor things not finished in the house but will be completed like the garden, swimming pool which is being re grouted. The house will be painted on the outside and much of the inside too. The owners will continue to update the property.

The location is ideal as the beach is only 6 min drive. Miramar shopping 5 min drive. New park 3 min walk. Golf and private schools very close. The urb is very quiet with security and a mixture of nationalities.

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