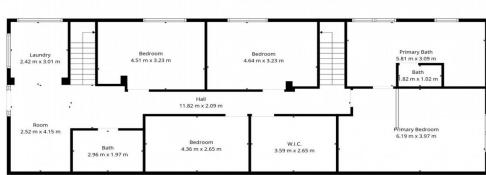
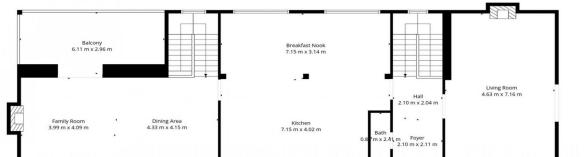




## Villa - Chalet en venta en Sierrezuela, Mijas

**950.000 €**

Referencia: R5288329    Dormitorios: 5    Baños: 3    Terreno: 464m<sup>2</sup>    Construido: 346m<sup>2</sup>    Terraza: 37m<sup>2</sup>



**TOTAL: 280 m<sup>2</sup>**  
1st floor: 137 m<sup>2</sup>, 2nd floor: 143 m<sup>2</sup>  
EXCLUDED AREAS: LOW CEILINGS, BATH: 18 m<sup>2</sup>, FIREPLACE: 1 m<sup>2</sup>,  
WALLS: 16 m<sup>2</sup>

Floor Plan Created By Calculea App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Costa del Sol, Sierrezuela

Originally designed as two semi-detached homes, the property offers outstanding adaptability and lends itself effortlessly to a variety of living arrangements – whether as a refined residence for a large family, two families or an elegant multigenerational home. The house is thoughtfully arranged over two levels, with the upper floor forming the social and representative heart of the home. The main entrance opens into a welcoming hallway with a guest WC. From here, you step into a bright and inviting living room, where a fireplace adds warmth and character, and glass doors open seamlessly onto one of the terraces, overlooking the surrounding residential area. At the centre of this floor lies a spacious kitchen with an adjoining dining area, perfectly suited for both everyday family life and larger social gatherings. Through double doors, the kitchen connects to a second living room located at the opposite end of the house, offering direct access to the outdoor areas and swimming pool. A second fireplace enhances the cosy ambiance of this space. The lower level enjoys its own private entrance and is also accessible from the upper floor via two separate staircases, allowing for flexible and independent use. This floor is dedicated to rest and functionality, housing the bedrooms as well as spaces for work and household care. Currently, the layout includes three bedrooms: two comfortable children's rooms and a generously sized master bedroom. In addition, a peaceful home office and a separate dressing room offer further versatility and can easily be converted into additional bedrooms if required. The master bedroom is complemented by a spacious, spa-inspired en-suite bathroom, while the remaining bedrooms share a second well-appointed bathroom along the hallway. A practical utility and laundry room is conveniently located next to the lower-floor entrance. Everyday comfort is further enhanced by abundant storage space, air conditioning, ceiling fans and solar panels. Outside, the home is surrounded by a private, low-maintenance tiled courtyard, enclosed by walls for privacy. Here, you will find a swimming pool, multiple terrace areas oriented to enjoy the sun throughout the day, and parking space for two vehicles. Set in a peaceful and family-friendly neighbourhood, yet within easy reach of services, schools and transport connections, this home offers an exceptional setting for family life and an effortless Mediterranean lifestyle.



## Características:

|                                |                             |                           |
|--------------------------------|-----------------------------|---------------------------|
| Características                | <b>Climatización</b>        | <b>Vistas</b>             |
| Terraza Cubierta               | Aire Acondicionado          | Vistas al Campo           |
| Cerca de Transporte            | Chimenea                    | Vistas a Piscina          |
| Terraza Privada                |                             | Vistas Urbanas            |
| Baño En-Suite                  |                             | Vistas a Calle            |
| Doble acristalamiento          |                             |                           |
| <b>Posición</b>                | <b>Estado</b>               | <b>Piscina</b>            |
| Cerca de Golf                  | Buen estado de conservación | Piscina Privada           |
| Cerca de Tiendas               | Reformado Recientemente     |                           |
| Cerca de Cuidad                |                             |                           |
| Cerca de Colegios              |                             |                           |
| <b>Muebles</b>                 | <b>Jardin</b>               | <b>Servicios Públicos</b> |
| Opcionales                     | Jardín Privado              | Agua Potable              |
| <b>Calificación energética</b> | <b>CO2 Emission Rating</b>  | Paneles Solares Térmicas  |
| D                              | C                           |                           |