



Villa - Chalet en venta en Mijas Golf, Mijas

825.000 €

Referencia: R5316667 Dormitorios: 3 Baños: 4 Terreno: 6.434m² Construido: 257m² Terraza: 500m²





Costa del Sol, Mijas Golf

There are beautiful houses... and then there are places that create a special feeling from the very first moment.

Located in the most private and peaceful area of Loma del Flamenco, within Mijas Golf, this villa sits on an impressive plot of more than 6,000 m², surrounded by nature, fruit trees and complete privacy. A setting where light, space and tranquillity become a true luxury.

From its south-facing terraces, the property enjoys open views of both the sea and the mountains. Here the day begins with sunshine, silence and a sense of calm that is difficult to find just a few minutes from the coast.

The main house offers two spacious bedrooms, both with en-suite bathrooms, large windows and abundant natural light throughout. The living room with fireplace opens directly onto the outdoor terraces, creating a natural transition between interior spaces and the garden, allowing the home to be enjoyed all year round.

As a distinctive feature, the property also includes a third independent suite with its own bathroom and kitchen. This space is ideal as guest accommodation, a private additional living area, a remote working studio or an independent apartment within the property, adding versatility while maintaining privacy.

Outside, the private swimming pool is perfectly integrated into a mature green landscape with its own private well for irrigation, multiple terraces, relaxation areas and generous parking space for several vehicles. Solar panels with battery storage improve energy efficiency and help reduce energy costs.

Located just 15 minutes from the beaches of Fuengirola, close to the renowned Mijas Golf courses, and less than 25 minutes from Málaga Airport and Marbella, the property combines a strategic location with the feeling of a peaceful natural retreat.

A villa full of character, privacy and possibilities in one of the most tranquil and desirable areas of the Costa del Sol.

Key features:

- Plot of more than 6,000 m²
- Sea and mountain views
- South orientation
- 3 en-suite bedrooms
- Independent guest suite with kitchen
- Private swimming pool
- Private well for irrigation
- Fruit trees and mature garden
- Solar panels with battery system
- Parking for several vehicles
- Fireplace
- Multiple terraces

Transparency Clause and Breakdown of Purchase Costs (Law 10/2025)

SALE PRICE: €995,000 + PURCHASE COSTS



In compliance with Law 10/2025 and current regulations, please note that the indicated price does not include the costs and taxes associated with the acquisition of the property.

Property Transfer Tax (ITP): The applicable tax rate in Andalusia is generally 7%, which on the indicated price amounts to approximately €69,650, without prejudice to possible reduced rates depending on the buyer's circumstances or property characteristics. The tax is calculated on the higher value between the official cadastral reference value and the purchase price.

Notary Fees: According to the official tariff regulated by Royal Decree 1426/1989.

Land Registry Fees: According to the official tariff established by Royal Decree 1427/1989.

Administrative Management (Gestoría): Approximately €250 (VAT included).

Seller's Agency Fees: Included in the sale price.

For detailed information regarding tax rates and possible reductions in Andalusia, please consult the official website of the Andalusian Tax Agency:

<https://www.juntadeandalucia.es/organismos/economiahaciendayfondoseuropeos/areas/tributos-juego/tributos/paginas/impuestos-cedidos-transmisiones.html>



Características:

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Terraza Cubierta
Terraza Privada
Trastero - Almacén
Baño En-Suite
Doble acristalamiento
Armarios Empotrados
Aptmnt. Huéspedes
Lavadero
Barbacoa
Sótano
Access for people with reduced mobility

Vistas

Vistas al Mar
Vistas a Montaña
Vistas Panorámicas
Vistas al Campo
Vistas a Piscina
Vistas a Patio
Vistas Urbanas

Piscina

Piscina Privada

Jardin

Jardín Privado
Jardín de fácil mantenimiento

Servicios Públicos

Electricidad
Paneles solares fotovoltaicos

Orientación

Este
Sur
Oeste
Orientación Sureste
Orientación Suroeste

Posición

Cerca de Golf
Cerca de Colegios
Suburbano
Campo
Cerca de los Bosques

Muebles

Completamente Amueblada

Seguridad

Recinto Cerrado

Categoría

Reducido
Casas de vacaciones
Inversion
Golf
Reventa

Climatización

Aire Acondicionado
A/A Frio
A/A Caliente
Chimenea

Estado

Buen estado de conservación
Reformado Recientemente

Cocina

Cocina Equipada

Aparcamiento

Garaje
Párking Privado
Párking Cubierto
Párking Libre
More Than One