



## Vrijstaande Villa te koop in Mijas Golf, Mijas

825.000 €

Referentie: R5316667 Slaapkamers: 3 Badkamers: 4 Plotgrootte: 6.434m<sup>2</sup> Perceelgrootte: 257m<sup>2</sup> Terras: 500m<sup>2</sup>





## 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 m<sup>2</sup>, 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 m<sup>2</sup>
- 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



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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>



## Kenmerken:

### Extra's

Overdekt terras  
Privé Terras  
Berging  
Ensuite badkamer  
Dubbele beglazing  
Inbouwkasten  
Gasten appartement  
Bijkeuken  
Barbecue  
Kelder  
Access for people with reduced mobility

### Uitzicht

Zeezicht  
Mountain Bekeken  
Weids  
Country Bekeken  
Pool Bekeken  
binnenplaats Bekeken  
Urban Bekeken

### Zwembad

private Pool

### Tuin

private Garden  
Makkelijk te onderhouden tuin

### Voorzieningen

Elektriciteit  
Fotovoltaïsche zonnepanelen

### Zonorientatie

Oosten  
zuiden  
West  
Zuidoost Zonoriëntatie  
South West Orientation

### Ligging

Dichtbij golfbaan  
Dichtbij scholen  
Voorstad  
Landelijk  
Dichtbij bos

### Meubilering

Volledig gemeubileerd

### Beveiliging

Omheind complex

### Categorie

In prijs verlaagd  
Vakantiehuis  
Investering  
Golf  
Bestaande bouw

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C  
Open haard

### Huidige Staat

Goede conditie  
Onlangs gerenoveerd

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

garage  
private Parking  
overdekte parkeerplaats  
Open Parkeergelegenheid  
More Than One