



## Abstandsvilla zum Verkauf in Mijas Costa, Mijas

849.000 €

Referenz: R5361889 Schlafzimmer: 4 Badezimmer: 3 Grundstücksgröße: 464m<sup>2</sup> Garten: 247m<sup>2</sup>





## Costa del Sol, Mijas Costa

IMMEDIATE DELIVERY – FULLY FURNISHED AND READY TO USE FROM DAY ONE

Mirador de la Sierrezuela is positioning itself as one of the most attractive and high-potential residential areas on the Costa del Sol.

Located between the mountains and the sea, it offers the perfect balance between tranquility, privacy, and proximity to all essential services, making it an ideal choice for a primary residence, a second home, or an investment.

It is a \*well-established urbanization, predominantly composed of \*\*detached villas, surrounded by nature, with open views and just minutes from \*Fuengirola. In addition, it has recently benefited from infrastructure improvements such as adapted sidewalks, green areas, children's playgrounds, a separate drainage system, and fiber optic internet, reinforcing its long-term value.

### THE PROPERTY

Within this setting, we present this single-level detached villa, designed to offer a comfortable, functional, and accessible lifestyle.

Its layout has been carefully designed to maximize everyday quality of life:

- Three spacious bedrooms
- Master bedroom with independent walk-in wardrobe
- Two full bathrooms (one en-suite and one with bathtub)
- Large and very bright living room
- Spacious kitchen with separate laundry and storage area
- Direct connection between the living room, kitchen, and outdoor pool area
- High-quality built-in wardrobes in bedrooms and common areas

Additionally, the property includes:

- Outdoor bathroom for pool use and guests
- Outdoor shower next to the pool
- Functional rear patio for maintenance and laundry

All of this in a barrier-free home, also ideal for people with reduced mobility.

### OUTDOOR AREA AND PLOT

The property is set on a \*private corner plot with a \*fully open front and no possibility of future construction, ensuring privacy and permanent open views.

The outdoor area has been designed for enjoyment and low maintenance:

- Private saltwater swimming pool with massage jet



- Decorative waterfall
- Spacious outdoor areas for leisure and gatherings
- Side area prepared for a terrace or outdoor dining space
- Two independent vehicle access points
- Large parking area

## ADDITIONAL SPACE

The property features an independent space with potential to be converted into a guest apartment, offering multiple possibilities depending on the future owner's needs.

## CONSTRUCTION QUALITY AND EFFICIENCY

One of the key differentiators of this property is its construction system and energy efficiency:

- Fully built using the Baupanel system
- High thermal and acoustic insulation
- Energy rating A
- Photovoltaic solar panels for self-consumption
- Solar thermal panels for hot water

It also includes features that enhance everyday comfort:

- High-end exterior carpentry with thermal break (RPT)
- Double thermal and acoustic glazing
- Whole-house water filtration system
- Reverse osmosis system in the kitchen

## MOBILITY AND TECHNOLOGY

The property is prepared for current and future needs:

- Electric car charging point
- Additional charging point for electric motorcycle

## URBANIZATION

The community offers a safe and family-friendly environment:

- Private children's playground for residents
- Video surveillance system
- Night security control

## LOCATION

Located just minutes from Fuengirola, with quick access to schools, supermarkets, shopping areas, and all essential services, as well as excellent connections to Málaga and its international airport.



A property that combines location, privacy, efficiency, and construction quality, designed for those seeking more than just a home: a lifestyle.



## Eigenschaften:

### Merkmale

In der Nähe des Transports

Private Terrasse

Lagerraum

Doppelverglasung

Einstellungsschränke

Solarium

Versorgungsraum

Glasfaser

### Ansichten

Land

Garten

Pool

Hof

Urban

Straße

### Pool

Privat

### Garten

Privat

### Versorgungsunternehmen

Strom

Trinkbares Wasser

Photovoltaik -Sonnenkollektoren

Sonnenwasserheizung

### Orientierung

Norden

Ost

Süden

West

### Einstellung

Urbanisierung

In der Nähe von Geschäften

In der Nähe von Schulen

### Möbel

Voll eingerichtet

### Sicherheit

24 -Stunden -Sicherheit

Alarmanlage

Elektrische Jalousien

Eingabetelefon

### Kategorie

Verzweifelt

Luxus

### Klimakontrolle

Klimaanlage

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Garage

Privat