

# Mijas Villa

€587,000

Ref: X22471



4



2



1,105 m<sup>2</sup>



257 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€587,000 (£505,114)
Transfer tax 7% .....	€41,090 (£35,358)
Notary fees (approx) .....	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx) .....	€1,500 (£1,291)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,582)
Remainder of deposit to 10% .....	€55,700 (£47,930)
Final Payment of 90% on completion ...	€528,300 (£454,602)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

Magnificent detached villa located in the Campomijas urbanisation, set on a generous plot of 1.105 m<sup>2</sup>. The home offers a built area of 257,38 m<sup>2</sup>, with 194,20 m<sup>2</sup> of usable living space. It ensures complete privacy, being visually isolated from neighbouring properties, and faces southeast-perfect for making the most of the region's sunny climate.

Ground Floor:

The main level features a spacious living room with a cosy fireplace and direct access to the porch and garden. Toward the back, there's a dedicated dining area. The fully equipped kitchen includes an informal dining space. Behind the kitchen, there's a large independent utility room which could easily be converted into a fourth bedroom with an en-suite bathroom.

Upper Floor:

This level offers three bedrooms and two bathrooms, one of them en-suite. All bedrooms have built-in wardrobes and bright windows overlooking the garden.

Additional Space:

The property also includes a separate wooden annexe of 61,65 m<sup>2</sup>, accessible from both the exterior and interior. This flexible space is ideal as a leisure area, children's playroom, home gym, or storage.

Outdoor Features:

Alongside the spacious garden, there's a wooden pergola of 18,38 m<sup>2</sup> that serves as a carport. At the heart of the outdoor space lies a 26 m<sup>2</sup> swimming pool, perfect for relaxing and entertaining.

Important Note:

While the plot totals 1,105 m<sup>2</sup>, not all of it is flat. Access to the house includes a steep driveway with a wide vehicle gate, and the back of the property features a multi-level area connected by a few steps.

The house hasn't been renovated in several years and would benefit from aesthetic updates, improved energy efficiency, and better insulation. While it's not in poor condition, it invites modernisation.

Distances:

3 km to the centre of Fuengirola

7 km to Mijas Pueblo

11 km to La Cala de Mijas

25 km to Málaga Airport

5 schools and 6 supermarkets within a 1.3 km radius

This chalet offers a rare combination of comfort, privacy, and potential for expansion - all in a privileged location. Ideal for those seeking a private retreat without sacrificing proximity to Fuengirola's vibrant commercial and social life.

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible