

Sales - House - Mijas  
329.000€



Ref.-ID: MIBGR5179639

Mijas

House



4



1



226 m2

**CHARMING ANDALUSIAN TOWN HOUSE FOR RENOVATION IN THE HEART OF MIJAS PUEBLO** In the historic center of Mijas Pueblo, one of the most emblematic and sought-after destinations on the Costa del Sol, this unique property is presented with over 200 m<sup>2</sup> built and extraordinary potential for transformation and renovation. The property preserves the authentic character of traditional Andalusian houses and offers the opportunity to develop a unique project, combining the essence of the white village with contemporary comforts and design in this fantastic town house. The included renders and plans show a renovation proposal, reviewed by a technical architect, that transforms the house into a spectacular residence distributed over several floors, with spacious, bright areas, large bedrooms, and outdoor spaces redesigned for year-round enjoyment in a location like the Costa del Sol. Among the development possibilities, the creation of an impressive master suite with a dressing room and private bathroom stands out, along with several additional bedrooms and bathrooms for family or guests, as well as the reorganization of interior spaces and the utilization of the cave to adapt them to the needs of a modern home. One of the main highlights of the project is its interior patio, conceived as an authentic Mediterranean oasis. The proposal includes the removal of auxiliary constructions such as the existing kitchen and storage room to create a large private terrace with a swimming pool, chill-out area, outdoor dining space, and an elegant pergola covered with vegetation, creating an exclusive and private atmosphere in the city center. Furthermore, urban planning regulations allow for the study of increasing the buildable area by adding an additional floor, which would significantly increase the usable space and the final value of the property. This possibility opens the door to both a large family home and highly profitable investment projects. The house also features a very special and unusual characteristic for the area: a natural cave integrated into the property, ideal for transforming into a private wine cellar, tasting area, wellness space, or a unique leisure corner. Thanks to its strategic location, the property is surrounded by restaurants, shops, public parking, services, and the most emblematic corners of Mijas Pueblo. All of this is just 20 minutes from Malaga International Airport and 30 minutes from Marbella and Malaga city. An exceptional opportunity to create an exclusive home with Andalusian character or to develop an attractive real estate project in one of the most sought-after towns on the Costa del Sol. Call now and come visit it!