MIBGROUP.ES

**Sales - House - Mijas Golf**

**825.000€**

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**Ref.-ID: MIBGR5316667** **Mijas Golf** **House**

**3** **4** **257 m2** **6434 m2**

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

**Setting**
- ✔ Suburban
- ✔ Country
- ✔ Close To Golf
- ✔ Close To Schools
- ✔ Close To Forest

**Orientation**
- ✔ East Facing
- ✔ South East Orientation
- ✔ South Facing
- ✔ South West Orientation
- ✔ West Facing

**Condition**
- ✔ Good Condition
- ✔ Recently Renovated

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Pool Views
- ✔ Courtyard Views
- ✔ Urban Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Guest Apartment
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Basement

**Furniture**
- ✔ Optional Furniture

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden
- ✔ Easy Maintenance Garden

**Security**
- ✔ Gated Complex

**Parking**
- ✔ Garage
- ✔ Covered Parking
- ✔ Open Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Photovoltaic solar panels

**Category**
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Reduced
- ✔ Resale