

**Sales - House - Riviera del Sol**

**1.650.000€**

## Riviera del Sol

## House

Community: 216 EUR / year

IBI: 1,348 EUR / year

Rubbish: 143 EUR / year



5



5



338 m2



730 m2

Villa in a prime location in Mijas Costa. Its elevated position in Riviera del Sol ensures top-level panoramic views. The optimal orientation provides sunlight from early morning until sunset. The property impresses with its exceptional potential: The villa is currently divided into three independent residential units, making it ideal for holiday rentals or larger families. It is perfectly suited for a combination of personal use and rental, and there is also the option to convert the property—with minimal effort—into a spacious single-family villa with three to four bedrooms and a separate guest apartment. The villa offers a total of 5 bedrooms, 5 bathrooms, and 3 kitchens across 3 living areas: The upper unit features a generous living room, a separate kitchen, 2 bedrooms, 2 bathrooms, several balconies, and an expansive rooftop terrace. The middle unit includes a living room, a large kitchen, 1 bedroom, 1 bathroom, and a terrace. The lower unit consists of a living room with an open kitchen, 2 bedrooms, and 1 bathroom. Additionally, there is an annex that can be used as a playroom or as a self-contained guest apartment with its own bathroom. A spacious garage with extra storage space completes the layout. The outdoor areas of the villa offer the full lifestyle experience: a heated infinity pool with counter-current system, a covered veranda, an outdoor shower with WC, and a separate barbecue area—ideal for outdoor living. The building was constructed with solid German quality and has undergone extensive modernization in recent years, including new windows, an updated air-conditioning system, and a new kitchen. A stylish and versatile property, suitable both for investors focused on rental returns and for families seeking a spacious home.

### Setting

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

### Orientation

- ✓ South West
- ✓ West

### Condition

- ✓ Excellent
- ✓ Good

### Pool

- ✓ Private
- ✓ Heated

### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

### Views

- ✓ Sea
- ✓ Mountain
- ✓ Beach
- ✓ Port
- ✓ Country
- ✓ Panoramic
- ✓ Pool
- ✓ Urban
- ✓ Forest
- ✓ Street

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium
- ✓ Satellite TV
- ✓ WiFi
- ✓ Games Room
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Basement
- ✓ Fiber Optic

### Furniture

- ✓ Fully Furnished

### Kitchen

- ✓ Fully Fitted

### Garden

- ✓ Private

### Security

- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System

### Parking

- ✓ Garage
- ✓ Covered
- ✓ Private

### Utilities

- ✓ Electricity
- ✓ Drinkable Water

### Category

- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale





































