

**Sales - House - Riviera del Sol**

**730.000€**

## Riviera del Sol

## House

**Community: 300 EUR / year**

**IBI: 815 EUR / year**



**3**



**2**



**138 m<sup>2</sup>**



**496 m<sup>2</sup>**

Welcome to Los Amigos II – a charming residence in Riviera del Sol where sunshine, tranquillity, and return on investment meet. This move-in ready villa with private pool and frontline golf views is perfect for those looking for a carefree stay under the Spanish sun and a smart property investment on the Costa del Sol. Highlights: - South-facing garden with private pool and all-day sun - Frontline golf location with stunning fairway views - Rental license in place - ready to generate income Los Amigos II is a small-scale, sought-after urbanisation in Riviera del Sol, Mijas, ideally situated between Marbella and Málaga. The villa is part of a well-maintained residential community just minutes from shops, restaurants, and the beach. La Cala de Mijas and several renowned golf clubs are only a short drive away. This detached villa offers a rare combination of privacy, comfort, and potential: - Private swimming pool in a sunny south-facing garden - Private parking space right at the entrance - Frontline location on the golf course - guaranteed peace and quiet. Thanks to the rental license, this is not just a perfect holiday home, but also a great investment opportunity with strong rental potential. Inside, you'll find a bright, open-plan living area with direct access to the terrace and pool. The villa features three bedrooms and two bathrooms, all on one level and practically laid out. While the property is in move-in condition, some simple upgrades could give it a modern, personal touch. Riviera del Sol is a popular location due to its central setting on the Costa del Sol. This villa is: - Just minutes from the beach and the lively village of La Cala de Mijas - Halfway between Marbella and Málaga (both accessible within 25 minutes) - Close to schools, supermarkets, sports facilities, and restaurants - In a quiet, residential area with a relaxed atmosphere. Size & Price: - 3 bedrooms and 2 bathrooms - Private garden and swimming pool - Move-in ready, immediate availability - Asking price: €730,000. Curious to discover Villa Los Amigos II for yourself? Request a viewing - in person or virtual - and experience the charm of this unique opportunity firsthand.

**Setting**  
✓ Frontline Golf  
✓ Close To Golf  
✓ Close To Shops  
✓ Close To Sea  
✓ Close To Town

**Orientation**  
✓ East  
✓ South East  
✓ South

**Condition**  
✓ Good

**Pool**  
✓ Private

**Climate Control**  
✓ Air Conditioning  
✓ Hot A/C  
✓ Cold A/C

**Views**  
✓ Golf

**Features**  
✓ Covered Terrace  
✓ Fitted Wardrobes  
✓ Private Terrace  
✓ WiFi  
✓ Storage Room  
✓ Ensuite Bathroom  
✓ Double Glazing

**Furniture**  
✓ Optional

**Kitchen**  
✓ Fully Fitted

**Garden**  
✓ Private

**Security**  
✓ Gated Complex  
✓ Alarm System

**Parking**  
✓ Open  
✓ Private  
✓ EV charge point

**Utilities**  
✓ Electricity  
✓ Drinkable Water  
✓ Telephone

**Category**  
✓ Golf  
✓ Holiday Homes  
✓ Investment  
✓ Resale



















