

**Ref.-ID: MIBGR5314831**

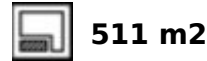
**Campo Mijas**

**House**

**Community: 960 EUR / year**

**IBI: 898 EUR / year**

**Rubbish: 149 EUR / year**



Exclusive Family Villa with Private Pool and Mediterranean Charm Located on a quiet cul-de-sac in the highly sought-after area of Campo de Mijas, this exceptional family villa offers a rare combination of privacy, security, and convenient access to everything you need. Surrounded by well-maintained homes and year-round residents, this is the perfect property for those seeking a high quality of life in a peaceful and harmonious setting. The villa welcomes you with generous living spaces, multiple sunny terraces, and a private saltwater swimming pool, creating the ideal environment for both relaxation and entertaining. The fully equipped outdoor kitchen makes it easy to gather family and friends for long dinners and enjoyable evenings under the Mediterranean sky. Inside, bright and tastefully designed rooms feature high ceilings and large windows that flood the home with natural light while enhancing the sense of space. The open-plan living areas create a seamless flow throughout the property, providing an ideal setting for both family life and social gatherings. The lush Mediterranean garden serves as a private oasis, complete with swaying palm trees, fragrant jasmine, elegant cypress trees, and beautifully landscaped green areas. There is plenty of space for children to play, for relaxing in the sun, or for enjoying memorable moments by the pool throughout the year. In addition to its charm, the villa benefits from remarkably low running costs. A modern SolarEdge solar energy system with individual optimizers, a 10 kWh battery, and an electric vehicle charging station contributes to an energy-efficient lifestyle, with estimated electricity costs of less than €30 per month. The property also benefits from a 50% reduction in IBI property tax for the next five years, making this both an economical and sustainable home. The location is truly unbeatable. Within just a few minutes, you can reach Fuengirola's beachfront promenade, restaurants, shopping facilities, golf courses, and a wide range of leisure activities. International schools, excellent transport connections, and Málaga Airport are all within easy reach, ensuring convenience for the entire family. This is more than just a villa—it is a home where a family can grow, thrive, and create lifelong memories. A unique opportunity to acquire an exclusive family villa in one of the Costa del Sol's most desirable residential areas. Request an exclusive viewing – perfect for permanent residence or investment.

**Setting**

- ✓ Town
- ✓ Suburban
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools

**Climate Control**

- ✓ Air Conditioning

**Orientation**

- ✓ East
- ✓ South East
- ✓ South
- ✓ South West
- ✓ West

**Views**

- ✓ Mountain
- ✓ Garden
- ✓ Pool

**Condition**

- ✓ Good
- ✓ Recently Renovated

**Pool**

- ✓ Private

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Games Room
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Fiber Optic

**Furniture**

- ✓ Optional

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Private

**Security**

- ✓ Electric Blinds
- ✓ Alarm System

**Parking**

- ✓ Open
- ✓ Private

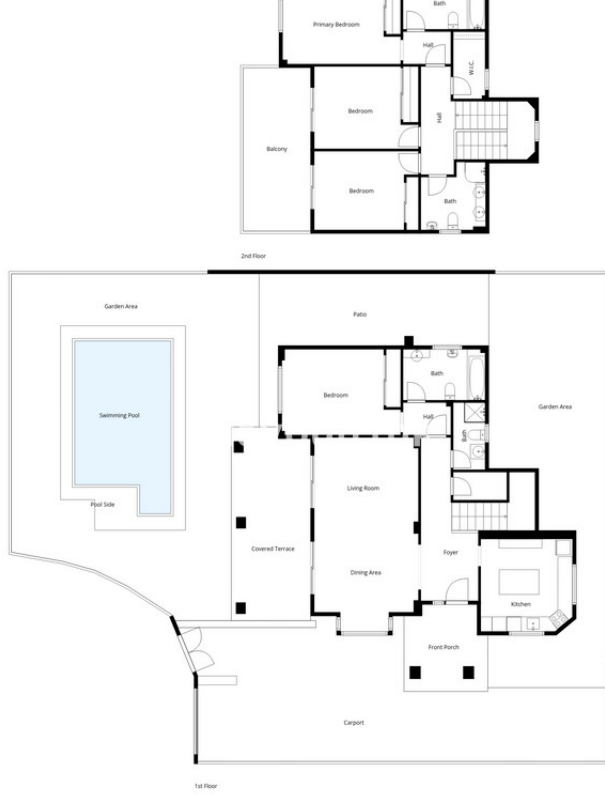
**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Photovoltaic solar panels
- ✓ Solar water heating

**Category**

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Reduced
- ✓ Resale





Measurements Calculated Are Deemed Highly Reliable But Are Not Guaranteed































