



## Detached Villa for sale in Mijas Golf, Mijas

825,000 €

Reference: R5316667 Bedrooms: 3 Bathrooms: 4 Plot Size: 6,434m<sup>2</sup> Build Size: 257m<sup>2</sup> Terrace: 500m<sup>2</sup>





## Costa del Sol, Mijas Golf

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 m<sup>2</sup>, 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 m<sup>2</sup>
- 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>



## Features:

### Features

Covered Terrace  
 Private Terrace  
 Storage Room  
 Ensuite Bathroom  
 Double Glazing  
 Fitted Wardrobes  
 Utility Room  
 Barbeque  
 Guest Apartment  
 Basement  
 Access for people with reduced mobility

### Orientation

East  
 South  
 West  
 South East  
 South West

### Climate Control

Air Conditioning  
 Cold A/C  
 Hot A/C  
 Fireplace

### Views

Sea  
 Mountain  
 Panoramic  
 Country  
 Pool  
 Urban  
 Courtyard

### Setting

Close To Golf  
 Close To Schools  
 Suburban  
 Close To Forest  
 Country

### Condition

Good  
 Recently Renovated

### Pool

Private

### Furniture

Fully Furnished

### Kitchen

Fully Fitted

### Garden

Private

### Security

Gated Complex

### Parking

Garage  
 Private  
 More Than One  
 Covered  
 Open

Easy Maintenance

### Utilities

Electricity  
 Photovoltaic solar panels

### Category

Reduced  
 Holiday Homes  
 Investment  
 Resale  
 Golf