



## Detached Villa in Mijas

Mijas

€ 990.000

 Estate type:	<b>villa</b>	 Area:	<b>209 m<sup>2</sup></b>
 Terrace:	<b>0 m<sup>2</sup></b>	 Number of bathrooms:	<b>4</b>
 Number of bedrooms:	<b>5</b>	 Garage:	<b>Yes</b>
 Pool:	<b>Yes</b>	 Plot:	<b>5000 m<sup>2</sup></b>
 Air conditioning:	<b>Yes</b>	 Television:	<b>No</b>
 Close to golf courses:	<b>No</b>	 Wi-Fi:	<b>Yes</b>

## Property Description: Luxury Villa, Boutique B&B & Rare Investment Opportunity in Mijas

Welcome to a unique property in the heart of Mijas, Málaga province. This remarkable villa combines timeless Andalusian charm with modern comfort and offers **FOUR** powerful reasons to invest:

A successful boutique B&B with established income.

or

A rental opportunity: tourist licence in place (VFT/MA/57638)

or

A private luxury residence with absolute privacy.

or

A prime investment opportunity thanks to its classification as buildable land.

### A Proven Business Model

This villa is more than a home—it is a thriving hospitality business. With its carefully designed guest facilities, it offers visitors the perfect blend of comfort, privacy, and authentic Andalusian experience. The property already generates a steady income stream, making it an attractive turnkey investment for those looking to step into the Costa del Sol hospitality market.

### Exclusive Private Living

For those who prefer a full-time residence, it is equally impressive. Surrounded by nature and without direct neighbours, the property ensures absolute privacy. Whether enjoying the pool, relaxing on the terraces, or unwinding in the lush gardens, you can do so in complete tranquility—yet still remain close to amenities, beaches, and the vibrant life of the Costa del Sol.

### The Investment Edge – Rare Buildable Land

What truly sets this villa apart is its land classification. The 5,000 m<sup>2</sup> plot is already divided into three cadastral plots and designated as ordered developable land (transitory regime), within planning sector SUP.S-10(RT), with residential qualification and AIS-3 building typology.

This means that beyond its value as a villa or business, it represents a rare development opportunity in Mijas, offering long-term security and the potential for significant capital appreciation. Investors can explore future construction projects or simply hold the land as a valuable asset in one of Spain's most desirable regions.

### Elegant Design & Outdoor Paradise

The villa itself boasts five spacious bedrooms with en-suite bathrooms, a fully fitted kitchen, bright living areas, and seamless indoor-outdoor flow. The lush gardens feature a private swimming pool and panoramic views over the Mediterranean Sea and mountains. Multiple terraces invite you to enjoy al fresco dining, sunset cocktails, or quiet relaxation.

### Location Highlights

Situated just minutes from Mijas Pueblo, 8 minutes from the beach, it combines seclusion with convenience. From golf courses and hiking trails to fine dining, beaches, and marinas, everything is within reach.

## Key Features

Thriving boutique B&B with established income potential

Rental opportunity, key ready to rent out the entire villa

Perfect as a private residence with absolute privacy

5,000 m<sup>2</sup> plot divided into 3 cadastral plots

Classified as ordered developable land (SUP.S-10(RT), residential, AIS-3 typology)

5 bedrooms and 4 bathrooms

Private garden & pool with panoramic views

Fully fitted kitchen & spacious living areas

Air conditioning, marble flooring & fiber optic internet

Secure parking and storage options

Own well (130m deep) and 29 solar panels

Convenient location close to amenities, beaches & golf courses

It's not just a villa—it's a lifestyle, a business, or a strategic investment.

Whether you dream of running a boutique B&B, renting it out as a whole, enjoying the privacy of your own luxury home, or securing a rare development opportunity, this property offers it all in one of the most coveted areas of the Costa del Sol.



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