



## Detached Villa in Riviera del Sol

Riviera del Sol

**€ 1.650.000**

|  |                        |                          |  |                      |                          |
|--|------------------------|--------------------------|--|----------------------|--------------------------|
|  | Estate type:           | <b>villa</b>             |  | Area:                | <b>338 m<sup>2</sup></b> |
|  | Terrace:               | <b>250 m<sup>2</sup></b> |  | Number of bathrooms: | <b>5</b>                 |
|  | Number of bedrooms:    | <b>5</b>                 |  | Garage:              | <b>Yes</b>               |
|  | Pool:                  | <b>Yes</b>               |  | Plot:                | <b>730 m<sup>2</sup></b> |
|  | Air conditioning:      | <b>Yes</b>               |  | Television:          | <b>Yes</b>               |
|  | Close to golf courses: | <b>Yes</b>               |  | Wi-Fi:               | <b>Yes</b>               |

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.



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