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Вилла

Mijas Golf



Комнат: 4	Ванных: 4	M²: 380	Цена: 1 380 000 €
Статус: Продажа	Тип недвижимости: Вилла	Референция: R5274484	Дата публикации: 07.02.26

Описание:Choosing Mijas Golf is choosing a relaxed, family friendly lifestyle surrounded by nature, in one of the Costa del Sol's most established residential enclaves. Quiet streets, open views and a safe, peaceful atmosphere come together with excellent access to everything that matters: international schools, supermarkets, restaurants, and the coast. For golf lovers, the area is also a true classic, with two renowned courses, Los Lagos and Los Olivos, adding prestige and a refined, international feel to everyday life. Set within this privileged setting, this beautifully renovated villa has been designed for effortless living, with generous proportions, abundant natural light and a warm, inviting ambience from the moment you step inside. The main level features three spacious bedrooms and three bathrooms, along with a striking double height living room with a wood burning fireplace and large windows that frame the greenery outside. The fully updated, well equipped kitchen is bright and functional, ideal for daily life and for entertaining. Several covered terraces extend the living space outdoors, perfect for morning coffee or relaxed evenings in the shade. The lower level adds genuine flexibility, offering an en suite guest bedroom and a second, spacious lounge, ideal as an independent area for visitors, teenagers, working from home, or comfortable multi generational living. Outside, the home truly shines. A meticulously maintained garden offers shaded corners,

a dedicated relaxation area and a genuine Mediterranean lifestyle setup with an outdoor kitchen, barbecue, and an elegant private pool that turns every summer day into a getaway at home. The villa also includes smart, sustainability focused features for year round comfort and efficiency, including solar panels, double glazing, and pre installation for an electric vehicle charging point, along with individual air conditioning in each room and heating. As an added lifestyle benefit, residents can also enjoy the new Gran Parque de la Costa del Sol, an expansive green space of over 270,000 m2 with a navigable lake, walking trails, sports areas, gardens, and an open air amphitheatre, further enhancing the appeal and long term value of living in this area. A villa made to enjoy, grow into and share, where every detail supports family wellbeing in one of the Costa del Sol's most complete and promising locations. Estimated costs payable by the buyer: The purchase is subject to Transfer Tax (ITP) pursuant to Law 5/2021 on Transferred Taxes, with a general maximum rate of 7%. The taxable base will be the higher of the price stated in the title deed and the cadastral reference value (Article 10 of the Revised Text of the Transfer Tax and Stamp Duty Act – TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. The costs of the public deed before a Notary and registration at the Land Registry are regulated by official tariff under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. As a general estimate, notary fees may range from €500 to €2,000, and Land Registry fees from €250 to €1,500. Administrative handling fees (gestoría), if voluntarily appointed, are freely agreed and are estimated to range between €300 and €500. The municipal capital gains tax (IIVTNU / plusvalía municipal) is payable by the seller pursuant to Article 104 of the Revised Text of the Local Finance Act (TRLRHL). Total estimated cost payable by the buyer: [XXX,XXX] (+10%) This estimate is provided for guidance purposes only and in accordance with Article 20.1.c) of the Revised Text of the General Law for the Protection of Consumers and Users (TRLGDCU). The final amount will depend on the specific circumstances of the transaction and the buyer. Agency fees are payable by the seller. ALA

Особенности:

Бассейн, None, None, Parking