

€ 1,325,000

Ref: 03627

## for sale in Mijas

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4 Bedrooms | 4 Bathrooms | 329 m<sup>2</sup> Interior | 91 m<sup>2</sup> Terraces | **Garage** Yes |



### Property Description

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Welcome to an exciting new development of 27 contemporary, new-build 4 bedroom 4.5 bathroom SINGLE-LEVEL VILLAS designed for modern living. Nestled on the edge of La Cala de Mijas, these homes offer the perfect blend of style, comfort, and convenience.

Designed with Mediterranean elegance and with a host of luxury details and top-level qualities, each villa offers a private oasis amidst the vibrant Costa del Sol. Just 3km from La Cala de Mijas, these homes are perfectly positioned for both sunlight and serenity, with a southwest orientation that ensures plenty of natural light throughout the day.

#### Why Choose A Single-storey Villa?

Living in a bungalow-style home offers many benefits:

- Eco-friendly – Lower carbon footprint, reduced maintenance, increased energy efficiency.
  - Enhanced safety – No stairs means fewer risks of falls - ideal for all ages, especially seniors.
  - Solid investment – Bungalows maintain a high market demand and excellent resale value.
  - Easier accessibility – Perfect for families, retirees, and individuals with mobility concerns.
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- More privacy – No upstairs neighbours overlooking your space.
- Smart use of space – Open-plan living areas with abundant natural light.
- Customizable design – Tailor the layout and finishes to your personal taste.

#### Spacious Layout & Premium Features:

Set on generously sized plots ranging from 812m<sup>2</sup> to 1,308m<sup>2</sup>, each villa provides 201m<sup>2</sup> of beautifully designed living space:

- Welcoming entrance hall.
- Spacious and bright open-plan living area Featuring a fireplace and large windows that seamlessly connect the indoor and outdoor spaces bathing the room with natural light.
- High-end modern kitchen – Equipped with premium appliances and a hidden pantry.
- Four double bedrooms – All with fitted wardrobes and en-suite bathrooms.
- Interior garden with a stunning waterfall feature.
- Guest toilet.
- Private double garage – Accommodates two vehicles with direct home access, plus gated driveway parking for two more. The garage has a 6m<sup>2</sup> storage room and is also prepped for potential conversion into extra living space.

#### Outdoor Living At Its Best

The villas are designed to fully enjoy the Mediterranean lifestyle, with outdoor areas perfect for relaxing and entertaining:

Heated saltwater infinity pool (8m x 4m).

- 91m<sup>2</sup> terrace – With a 45m<sup>2</sup> covered area for shade during the hot weather.
- 18m<sup>2</sup> covered barbecue pavilion – Fully equipped with a built-in gas barbecue, sink, dishwasher, fridge, water-generating machine, beer pump, and a TV - perfect for gatherings at any time.
- Low-maintenance tropical garden – Featuring high-quality Astroturf, tropical plants and palm trees.

#### State-Of-The-Art Home Features

Each villa is designed with premium materials and cutting-edge technology, including:

- High-quality stone flooring
  - Video entry system
  - Solar panels for energy efficiency
  - UV-resistant security double glazing
  - Air-zone hot & cold air-conditioning for year-round comfort
  - 1,000-litre water reserve
  - Reverse osmosis water filtration system
  - Smart home automation system
  - Integrated sound system (indoor and outdoor)
  - Water-saving shower in the master bathroom
  - Electric vehicle charging station
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