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MIJAS

1,395,000 €

REFERENCE R4784014

# An Unrivalled Lifestyle & Lucrative Business Opportunity in Mijas, Costa del Sol

| 5 | 3 | 692 m² | 5,839 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | PLOT |













# Description

## An Unrivalled Lifestyle & Lucrative Business Opportunity in Mijas, Costa del Sol

Discover an extraordinary proposition in the sun-drenched hills of Mijas, Costa del Sol, Southern Spain: a magnificent country estate seamlessly integrated with a highly successful, established business. This unique offering from Luxury Realty presents a rare chance to embrace a coveted Mediterranean lifestyle while securing significant financial independence. Set on an expansive 5839 m² plot, this property combines a luxurious 3-4 bedroom finca, an independent 1-bedroom static home, and a thriving commercial enterprise featuring 550 m² of storage warehouses, 23 state-of-the-art kennels, a 15-pen cattery, and vast vehicle storage for over 50 units.

Imagine waking up to the Spanish sunshine, enjoying your beautiful home, and managing a prosperous business that perfectly complements your desired pace of life. This turnkey operation, successfully run by a husband and wife team for 15 years, currently operates on a part-time basis, demonstrating its robust profitability even with limited hours. Offered for sale due to health reasons, this is not merely a property; it's an opportunity to transform your dreams of living in Spain into a vibrant, financially rewarding reality. For those seeking to subsidize a lovely lifestyle in a prime Costa del Sol location, this property warrants your immediate attention.

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## The Exclusive Estate: Home & Grounds

The impressive 5839 m² plot is thoughtfully designed, featuring separate, tall entrance gates for both the private residence and the commercial operations, ensuring absolute privacy for the home. An elegant drive leads to the finca, offering ample parking for up to 15 vehicles, while a separate gravel drive directs traffic to the business at the rear. The main country home is enveloped by approximately 1500 m² of pristine private grounds, complete with expansive terraces, open-air spaces perfect for al-fresco dining, and a dedicated BBQ and entertaining area with a covered bar. This secluded oasis also hosts a charming, independent 1-bedroom static home, ideal for guests or staff, further enhancing the estate's versatility.

The remaining 4339 m² of this substantial plot is dedicated to the flourishing business, strategically positioned with a large vehicle storage area buffering the home from the main commercial activity. This intelligent layout ensures the residence remains a sanctuary of peace and quiet. At the rear of the property, you will find the substantial 550 m² warehouse facilities, the professional kennels and cattery, and the extensive vehicle storage compound, all contributing to the property’s impressive income potential.

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## The Luxury Finca: A Modern Country Home

Step inside this modern luxury finca and be captivated by its refined elegance. An inviting entrance hall opens into a spacious lobby area, flowing seamlessly into an expansive open-plan lounge and dining room. This bright and airy living space boasts a striking half-vaulted ceiling, abundant natural light from numerous windows, and large, double-glazed patio doors that open onto a magnificent terrace. This outdoor haven offers both covered and sun-drenched areas, perfect for enjoying the views of the private grounds. A prominent feature fireplace with a cosy log burner adds warmth and character, while stairs lead to a versatile mezzanine landing.

The heart of this home is undoubtedly the large, high-gloss modern fitted kitchen, complete with a central island and elegant dark granite countertops. Equipped with an array of premium integrated appliances—including a double oven/microwave, plate warmer, large hob with ceiling-mounted hood, integrated freezer, dishwasher, concealed washer/dryer, and an American-style fridge freezer—it's a chef’s delight. Designed for a modern, social lifestyle, the kitchen features ceiling spotlights and a wide opening to the lounge/diner, alongside a glazed door leading to the rear BBQ and entertaining area. Comfort is paramount, with air conditioning throughout, and underfloor heating in the kitchen, hall, living room, dining room, master bedroom, and en-suite bathroom.

The finca offers three beautifully appointed bedrooms. The master suite features a double-glazed window and patio doors to a side terrace, fitted wardrobes, and a luxurious modern en-suite shower room. Bedroom 2 also benefits from a double-glazed

window and patio doors to a side terrace, fitted wardrobes, and a unique ladder leading to a mezzanine guest bed area. Bedroom 3 has a double-glazed window, patio doors to a rear terrace, and fitted wardrobes. A sophisticated second bathroom features dual "jack & jill" style entrances, a double sink unit, a bath with an overhead shower, a W.C., and an electric opening skylight. The mezzanine landing from the lounge provides a low-ceiling home office area and access to a fourth guest bed area (open to bedroom 2) and a separate fifth guest bedroom, offering flexible living and sleeping arrangements.

Adjacent to the main finca, the spacious static home provides a private retreat. It boasts its own fenced garden area and a wooden deck leading into a bright, open-plan living space with windows on three sides, accommodating a sofa, dining table, and kitchenette. A separate double bedroom with wardrobe space, a shower room with a sink, and a separate W.C. complete this ideal space for family, friends, or even staff, ensuring complete independence.

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### A Proven & Profitable Business Venture

This well-established enterprise offers an exceptional opportunity for immediate, substantial income. With current operating hours from 10:00h - 14:00h Monday to Friday, and 10:00h - 13:00h on Saturdays, there is immense scope to expand operations and further boost revenue. The vendor’s detailed projections highlight the impressive financial potential inherent in this multifaceted business.

The extensive 550 m² storage warehouse is intelligently divided into six individual facilities. Retain one for your own use or office, and rent out the remaining five units, generating a Max Total Potential of €2,500 per month. Additionally, two 40m³ containers command €250 per month each, and three 20m³ containers yield €150 per month each, contributing a Max Total Potential of €950 per month from container rentals alone.

The highly respected pet care facilities include 23 professional kennels. Sixteen large kennels feature heated floors and spacious outside pens, each capable of accommodating up to four dogs from the same family at €12 per dog per day, offering a Max Total Potential of €22,272 per month. Seven normal kennels cater to up to two small to mid-sized dogs per family at the same daily rate, adding a Max Total Potential of €4,872 per month. The 15-pen cattery provides comfortable boarding for up to two cats per pen from the same family, at €8 per cat per day, with a Max Total Potential of €7,424 per month. Two dedicated dog exercise yards further enhance the pet care services.

Furthermore, a substantial area is designated for vehicle storage, accommodating over 50 vehicles including motorhomes, camper vans, caravans, cars, trailers, boats, and jet skis. With an average potential income of €50 to €150 per month per vehicle, depending on type and size, this component alone offers a Max Total Potential of €5,000 per month.

Combining all revenue streams, this property boasts a remarkable **MAX TOTAL POTENTIAL of €421,018 PER YEAR**. Even more impressively, a **REALISTIC POTENTIAL of €150,000+ PER YEAR** can be achieved by a husband and wife team working merely half-days, Monday to Friday, and half-days on Saturdays. This represents an unparalleled opportunity for financial independence and a relaxed, yet luxurious, lifestyle in Mijas.

If you are contemplating a move to Southern Spain and desire a flourishing business to complement a beautiful home and an enviable lifestyle, this property in Mijas, Costa del Sol, demands your attention. This unique fusion of luxury living and proven profitability is a rare find. Contact Luxury Realty today to arrange a private viewing or reserve your future through a comprehensive video tour.

## Details

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|---|---|---|---|
| Reference | R4784014 | Property Type | Villa |
| Status | Sale | Price | 1,395,000 € |
| Bedrooms | 5 | Bathrooms | 3 |
| Build size | 692 m² | Plot Size | 5,839 m² |

| | | | |
|---|---|---|---|
| Terrace | – | Parking places | by request |

## Features

Air conditioning, Mountain views, Private garden, Parking, Investment, Resale

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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