

MIJAS COSTA

499,000 €

REFERENCE R5317645

# El Faro de Calaburras: A Strategic Investment and Luxurious Lifestyle on the Mijas Costa

| 4 | 4 | 175 m² | 628 m² | 34 m² |
|---|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | PLOT | TERRACE |













# Description

Luxury Realty is delighted to present an unparalleled investment opportunity nestled in the highly sought-after locale of El Faro, within the captivating Mijas Costa. This distinguished property, known as 'El Faro de Calaburras', is far more than a mere residence; it is a meticulously crafted investment vehicle offering immediate returns and substantial long-term appreciation potential in one of Southern Spain's most coveted regions.

## A Unique Property Configuration for Diverse Income Streams

This magnificent traditional-style detached villa, spread over two expansive floors, has been ingeniously transformed into three completely self-contained and private residential units, each boasting its own independent entrance. This clever division maximizes rental yield and offers exceptional flexibility, making it an ideal acquisition for astute investors or those seeking a multi-generational living solution.

The upper entry level hosts a grand two-bedroom, two-bathroom apartment. Upon entry, one is greeted by an expansive lounge and dining area, seamlessly integrated with a contemporary open-plan kitchen – an ideal space for entertaining or sophisticated daily living. This level also features a dedicated study or office, perfect for remote work or quiet contemplation. Exterior steps ascend to a delightful, private roof terrace, offering a serene escape and the potential for breathtaking views, providing an exquisite outdoor living experience. From the exterior of this upper apartment, a charming metal spiral staircase descends gracefully to one section of the garden, connecting seamlessly to the lower-level residences.

On this meticulously maintained side of the garden, occupying a portion of the villa's lower floor, lies the first of two charming one-bedroom apartments. This unit comprises a comfortable lounge, a well-appointed bathroom, a practical small kitchen, and its own private, gated, and covered terrace. This secluded outdoor space offers an intimate setting for relaxation, alfresco dining, or simply enjoying the idyllic Costa del Sol climate. Its direct access from the garden, combined with its self-contained nature, ensures optimal privacy and convenience for its occupants.

Further enhancing the property's unique appeal, the other side of the meticulously landscaped garden hosts the third independent residence. This area is completely private, thoughtfully separated, and securely fenced, ensuring absolute tranquility. This additional one-bedroom apartment features a cozy lounge, a fully equipped kitchen, a comfortable bedroom, and a modern bathroom. Its complete autonomy makes it an ideal rental unit, a private guest suite, or a standalone residence for extended family members, guaranteeing privacy and independence for all.

## An Astute Investment with Immediate Returns

For the discerning investor, 'El Faro de Calaburras' presents an incredibly compelling proposition. Currently, two of the three units – the spacious upper apartment and one of the lower-level apartments – are occupied by stable, legal long-term tenants. These residential rental contracts have approximately three years remaining, providing a secure and immediate income stream from day one of ownership. This established tenancy significantly de-risks the investment, offering peace of mind and predictable cash flow. The current return on investment (ROI) stands at an attractive approximately 5% per annum, demonstrating the property's strong financial viability and its potential as a cornerstone in a diversified investment portfolio. This income stability, combined with the inherent value of a prime asset in a growing market, underscores the villa's appeal as a long-term strategic investment.

## An Unrivalled Location: Mijas Costa, Southern Spain

The strategic positioning of 'El Faro de Calaburras' is, without doubt, one of its most compelling attributes. Situated second line from a tranquil cul-de-sac street, the property is accessed via approximately 20 steps down, a feature that contributes to its sense of seclusion and privacy while offering a unique elevated perspective. The property benefits from shared access to a communal swimming pool, available for use throughout the glorious summer months – a delightful amenity just a three-minute stroll away, perfect for enjoying the Mediterranean lifestyle without the responsibilities of private pool maintenance.

Located in the esteemed and well-established residential area of El Faro, residents enjoy unparalleled convenience. Pristine sandy beaches, offering endless opportunities for sunbathing and water sports, along with readily accessible bus stops connecting to broader destinations, are merely a five-minute walk away. This immediate access to essential amenities and leisure facilities enhances the property's desirability for both residents and tenants alike.

Furthermore, the vibrant commercial hubs and stunning beaches of Fuengirola and La Cala de Mijas, renowned for their bustling marinas, exquisite gastronomy, boutique shopping, and vibrant cultural scenes, are less than a 15-minute drive away. This proximity means residents can effortlessly indulge in the dynamic offerings of these popular coastal towns, from fine dining to vibrant nightlife, while returning to the tranquility of El Faro. Mijas Costa itself, located in the heart of Southern Spain's Costa del Sol, is globally celebrated for its idyllic climate, stunning coastline, championship golf courses, and rich Andalusian culture, making it a perennial favourite for international buyers seeking a luxurious lifestyle or a lucrative investment.

### Future Potential and Competitive Value

This property transcends a typical villa offering; it represents a remarkable long-term investment opportunity with significant potential for future development and value enhancement. Whether one envisions modernizing the existing units, further refining the gardens, or simply maintaining its current high-income yield, the scope for growth is immense. The blend of a prime location, established income streams, and the inherent flexibility of its unique configuration makes 'El Faro de Calaburras' an exceptionally interesting proposition within the current market. Recognizing its immense potential and current appeal, this distinguished property has been competitively priced, ensuring it stands out as an irresistible acquisition for those seeking a blend of luxury, lifestyle, and robust financial returns on the beautiful Mijas Costa.

## Details

| | | | |
|---|---|---|---|
| Reference | R5317645 | Property Type | Villa |
| Status | Sale | Price | 499,000 € |
| Bedrooms | 4 | Bathrooms | 4 |
| Build size | 175 m² | Plot Size | 628 m² |
| Terrace | 34 m² | Parking places | by request |

## Features

Pool, Air conditioning, Private garden, Parking, Investment