

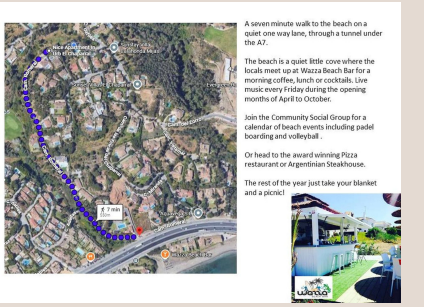
MIJAS COSTA

975,000 €

REFERENCE R5487760

An Exceptional Canvas for Your Dream Home: Renovate This El Chaparral Villa in Mijas Costa, Southern Spain

4	3	318 m²	1,074 m²
BEDROOMS	BATHROOMS	BUILT	PLOT













Description

Discover a remarkable opportunity to craft your bespoke Mediterranean sanctuary within the esteemed and authentic El Chaparral urbanization. This substantial villa, ideally located in Mijas Costa, Southern Spain, presents an exciting refurbishment project, offering the discerning buyer a rare chance to imprint their personal style on a truly well-built property. Just a leisurely seven-minute stroll from the finest beaches of La Cala de Mijas, this residence promises an unparalleled coastal lifestyle, combining convenience with the tranquility of a sought-after address.

Currently configured with three generous bedrooms, two bathrooms, a guest cloakroom, an expansive lounge-dining room, a functional kitchen, and a dedicated study, the villa also boasts a self-contained guest apartment. This independent annex includes its own bedroom, bathroom, kitchen-dining area, and a charming covered terrace, with the main villa's study cleverly utilized as a lounge area for guests. Complementing the living spaces is a private garage, ensuring ample parking and storage. This is more than just a home; it's a foundation for creating a luxurious haven, with endless possibilities to modernize the entire property or lovingly enhance its inherent old-world charm.

The potential within this villa is truly extraordinary. Imagine reconfiguring the existing 250 square metres to introduce additional bedrooms and bathrooms, or perhaps designing an opulent master suite that redefines luxury. The structural integrity of the villa, built in 1998 to robust British specifications, ensures a solid starting point. Featuring cavity walls, the property remains refreshingly cool during the summer months and wonderfully warm in winter. It stands in excellent structural condition, free from damp issues, and is perfectly liveable in its current state, awaiting your vision for its transformation.

Positioned on a quiet, one-way road, the villa offers a peaceful retreat while benefiting from its prime Mijas Costa location. The proximity to La Cala de Mijas means easy access to its vibrant array of amenities, including exquisite dining, charming boutiques, and, of course, the stunning Mediterranean coastline. For those considering investment, the current owner holds a valuable Tourist License and has successfully rented out the self-contained guest apartment for many years, offering a proven income stream. This flexible layout means the apartment can readily be integrated back into the main house, perhaps transforming into an additional grand bedroom or a multi-functional family space, as demonstrated in alternative floor plans.

Step outside to discover a mature, established garden that, while in need of some tender care, possesses magnificent "bones." It is an abundant oasis featuring a rich variety of plants, shrubs, and fruit trees, including fig, pomegranate, apple, pear, and lemon. An impressive grape vine gracefully drapes over a side pergola, creating a picturesque setting. Despite its North-West facing orientation, the garden and private swimming pool enjoy abundant sunshine throughout the day, with strategically placed shaded areas providing respite during the height of summer. The pool features an electric cover, which remains fully functional, adding convenience to your outdoor leisure.

The thoughtful layout begins at road level, where electric gates and a side entrance open to a parking area sheltered by a covered pergola, adjacent to the garage. The garage itself, equipped with an electric gate (requiring minor attention), includes a practical store and workshop area. Steps ascend to the villa, revealing the inviting pool and front garden nestled between the two levels. The ground floor unveils a sprawling covered terrace that extends along the entire length of the house, offering an ideal spot for al fresco dining and relaxation. Inside, the open-plan lounge and dining room flow seamlessly onto this terrace via sliding doors, creating a wonderful indoor-outdoor living experience. This area is fitted with air-conditioning and features an open log fire with a chimney flue that efficiently warms all adjacent spaces in winter. The dining area leads into the fully functional, albeit dated, kitchen. Beyond the kitchen, a covered porch and open terrace capture the morning sun and bathe the space in light well into the late afternoon.

The main bedroom wing comprises generously proportioned rooms. The master bedroom, currently accessed directly from the lounge, boasts a full bank of louvered wardrobes and an en-suite bathroom complete with a separate bath and shower. Should you prefer, this layout can be easily and affordably reconfigured to access from the inner hall, which leads to two further spacious bedrooms, each with built-in wardrobes, and a guest bathroom offering both a shower and a separate bath. An additional door

from this hall connects to the study and guest cloakroom, both of which currently form part of the guest apartment's amenities.

The versatile guest apartment, a thoughtful upper-level addition by the current owner, was originally conceived for visiting friends and family but has recently served as a successful independent rental unit. Accessible via sliding doors from the rear of the villa and a side access from the parking area, it encompasses a kitchenette, a vast bedroom with ample wardrobe space, and a generous bathroom equipped with both a bath and shower. Its covered terrace has been cleverly enclosed with glass curtains, providing an adaptable space for year-round enjoyment. As alternative floor plans illustrate, this area could be transformed into a magnificent, expansive master suite or thoughtfully divided to create two additional bedrooms, each with its own en-suite bathroom, offering unparalleled flexibility to tailor the property to your precise needs.

This El Chaparral villa represents an extraordinary opportunity for the discerning buyer seeking to create a truly personalized luxury residence in one of Mijas Costa’s most cherished locations. It’s a chance to invest not just in a property, but in a lifestyle, where modern comfort meets timeless charm, all within a stone's throw of the Mediterranean Sea.

Details

Reference	R5487760	Property Type	Villa
Status	Sale	Price	975,000 €
Bedrooms	4	Bathrooms	3
Build size	318 m²	Plot Size	1,074 m²
Terrace	–	Parking places	by request

Features

Pool, Air conditioning, Mountain views, Private garden, Alarm system, Parking, Investment