

RIVIERA DEL SOL

685 000 €

■■■■■■■■ Riviera Del Sol

■■■■■■■■ R5542078

4	3	327 m²
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Set within the peaceful gated community of Riviera del Sol in Mijas Costa, this villa offers something increasingly rare on the Costa del Sol: space, light and open views over the Mediterranean and the mountains, just minutes from the beach. The property comprises 232 m2 built and 209 m2 of usable living space, arranged over a ground floor, first floor, lower level and rooftop solarium, complemented by 94 m2 of terraces and a private patio. A home designed as much for year-round living as for long, relaxed seasons by the sea. Ground floor The heart of the home is a spacious, light-filled living and dining room with fireplace, opening onto a terrace with sea views. The semi-open kitchen, fully fitted with integrated appliances, connects to the living area through a breakfast bar. The floor is completed by a full bathroom and a covered porch with barbecue, leading directly to the gardens and the communal pool — the perfect setting for al fresco dining. First floor Three double bedrooms with fitted wardrobes, each with access to a terrace and views of the sea or the mountains. The principal bedroom features an en-suite bathroom, while a second full bathroom serves the rest of the floor. Lower level An independent room of approximately 40 m2 with window and terrace, offering exceptional versatility: two additional bedrooms, a home cinema, gym or games room. There is also a utility room, prepared as a laundry or a second kitchen. Rooftop solarium A generous roof terrace with pergola and panoramic sea and mountain views — ideal for sunbathing or watching the sunset. Garage Closed garage for two cars. The community A private, gated development with landscaped gardens and two communal swimming pools, in a quiet residential setting. The community has recently approved a budget for the painting and repair of the entire development, including the common areas. Location Riviera del Sol lies in Mijas Costa, between Fuengirola and Marbella, with quick access to the A-7 motorway. Beaches, Miraflores Golf, supermarkets, international schools and restaurants are all just minutes away, and Málaga Airport is approximately half an hour's drive. KEY FEATURES · 232 m2 built · 209 m2 usable (as per Land Registry) · 94 m2 of terraces + private patio · 3 bedrooms + multi-purpose lower level of approx. 40 m2 · 3 full bathrooms (1 en suite) · Living and dining room with fireplace · Fitted semi-open kitchen · Covered porch with barbecue and direct access to garden and pool · Rooftop solarium with sea and mountain views · Closed garage for 2 cars · Ducted air conditioning · Marble floors · Gated community with 2 communal pools and gardens · Built in 2006 · First occupancy licence · Energy rating: D (consumption 136.9 kWh/m2·year · emissions 23.8 kg CO■/m2·year) In accordance with ■Decree ■218/2005 ■of ■the Junta ■de ■Andalucía, ■of ■11 ■October, notary, ■registry, ■property transfer ■tax ■(ITP) and ■other ■costs ■inherent ■to the sale ■are ■not ■included ■in ■the ■price.

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