



**Property type :** Detached Villa

**Location :** Mijas

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** No

**Garden :** Private

**Orientation :** South

**Parking :** Closed Garage

**House area :** 263 m<sup>2</sup>

**Plot area :** 868 m<sup>2</sup>

✓ Fireplace

✓ Airconditioning



This magnificent, detached villa is a rare find, offering an exceptional blend of privacy, comfort, and prime location in central Calahonda. Nestled in a quiet cul-de-sac, the property overlooks the picturesque La Siesta golf course and is just a stone's throw away from a variety of restaurants and shops.

#### Main Features:

- Accommodation Layout: The villa's living space is spread over two floors with modern conveniences such as air conditioning and double glazing throughout.

- Entry Level: Upon entering, you're greeted by a spacious living room complete with a cozy fireplace and access to a sunny, south-facing terrace. This floor also features a large, fully fitted modern kitchen with a dining area, a cloakroom, and a garage.

- Upper Level: Upstairs, there are three generously sized double bedrooms, including an expansive master suite. Each bedroom boasts a private terrace and ample built-in wardrobes. A family bathroom is also located on this level for convenience.

- Lower Level: The downstairs area is home to a self-contained studio apartment, complete with a second kitchen and a bathroom with a shower. With its independent entrance, this space is perfect for guests or as a rental unit.

#### Outdoor Space:

- Swimming Pool, Jacuzzi and Garden: The villa's outdoor area is equally impressive, featuring a 41 square meter swimming pool surrounded by a mature garden and terrace and a 4-seater hot tub, offering a tranquil retreat.

- Parking and Access: The property is accessed via a private driveway, shared with two other homes. Several parking spaces are available in front of the villa, providing ample room for residents and guests alike.

This villa is ideal for those seeking a luxurious and private lifestyle in a prime location, with all the amenities and conveniences of central Calahonda at their doorstep.

The Listing agent for itself and as agent for the vendor gives notice that:

1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract.
2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor.
4. No statement in these particulars is to be relied upon as a statement or representation of fact.
5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection.
8. No assumption should be made in respect of parts of the property not shown in photographs.
9. Any areas, measurements or distances are only approximate.
10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
11. Amounts quoted are exclusive of Tax if applicable.

