



## SAMOSTATN? STOJÍCÍ VILA 2 LOŽNICE

📍 Valtocado

**REF# R4668973 – 995.000€**

IBI

1240 €/YEAR

Garbage

150 €/YEAR

Community

312 €/YEAR



2

Ložnice



2

Koupelny



334 m<sup>2</sup>

Built



703 m<sup>2</sup>

Plot



110 m<sup>2</sup>

Terrace

Welcome to this stunning villa, situated in the heart of a gated community nestled in the hills of La Sierra de Mijas, an up and coming area that offers peace and tranquility in its truest form. Located just above the municipality known as Higueron, this community offers breathtaking picturesque views of the surrounding

pine forests and the Mediterranean Sea glistening in the distance.

This community also offers excellent direct accessibility to the coastal motorway, putting you within easy reach to main towns along the coast and cities such as the capital Malaga, Fuengirola and Marbella. This is an incredibly unique project which consists of a detached property that has been renovated into two separate one bedroom apartments, both settled on a private plot of over 700 m2 yet apportioned over three levels.

Upon entering the property, the main floor reveals the first of the two self contained private apartments. The next floor, placed in the middle of the property, holds the other self contained apartment and finally the lower floor, offering a generous basement of 124 m2. Both of these one bedroom apartments have their own direct and private entrances that reveal open plan living areas that merge with the open plan kitchens.

The kitchens are sleek and modern, using space to maximum effect and are designed in neutral colors, giving a further impression of space and light. The living and kitchen areas are both naturally illuminated thanks to expansive glass sliding doors that open onto large semi-covered terraces, which in turn reveal panoramic views across the hillsides, the surrounding landscape and down towards the Mediterranean Sea.

Each living area leads through to reveal a spacious double bedroom, again with large floor to ceiling terrace windows. The bedroom then leads into brightly lit fully fitted bathrooms complete with walk in showers.

The property enjoys a sizeable garden which has pre-installation ready for a private swimming pool. This property offers any discerning buyer, or investor, a wealth of potential; firstly, the property's basement could be converted into an additional self contained apartment thereby turning the property into 3 separate properties and thus ensuring greater rental potential within this up and coming, energetic part of the Mijas municipality.

Secondly, the property could be converted into a traditional family home comprising of 3 – 6 bedrooms (some of the bedrooms could enjoy ensuite bathrooms) with the basement area either accommodating further bedrooms, staff accommodation or being turned into a private gym, home cinema room, spa or games room! All of which can be tailor-made to suit the buyers requirements! The possibilities are endless but to truly appreciate the full spectrum of possibilities, viewing the property is an absolute and comes highly recommended!

As always, with Webster & Co at your service, our professional in-house construction team can be on hand to organize the process from the first big step to the very last small step, no matter what the request!

Contact us for further information, a viewing and prices/quotes for any works required.



