

## Villa in La Cala

**595,000 €**

**Reference:** R5058061 **Bedrooms:** 4 **Bathrooms:** 3 **Plot Size:** 1,372m<sup>2</sup> **Build Size:** 199m<sup>2</sup>



## Location: La Cala

Authentic Andalusian-Style Villa in a Quiet Neighborhood of Mijas

This Andalusian-style villa is located in the very heart of Mijas — in a peaceful and well-maintained residential area where traditional charm harmoniously blends with modern comfort. Within just a 10-minute drive, you'll find all the essential everyday amenities — schools, shops, cafes, the beach, and major transport connections. Public transport is also conveniently accessible.

The villa is spread over three levels, each with its own purpose and atmosphere:

Lower level — peace and privacy. It features three bedrooms, two bathrooms, and access to a private garden with a swimming pool. An ideal spot for leisurely breakfasts or children's outdoor play.

Main level — a spacious and functional living area with kitchen, dining zone, living room, guest toilet, and a cozy study, perfectly suited for remote work.

Top level — a sunny solarium terrace for relaxing at the end of the day, as well as a separate laundry room for everyday convenience.

The plot extends beyond the garden area, offering the possibility to expand the garden or build an additional structure. There are no direct neighbors on either side, providing a high level of privacy.

This is not just a house — it's a lifestyle choice. A place where Andalusian character, tranquility, and comfort come together in harmony.

The property is equipped with solar panels, which offer a significant advantage — substantially reducing electricity costs. This not only lowers monthly bills but also improves energy efficiency and environmental sustainability in the long term.

An additional benefit is the opportunity to participate in government and European Union support programs, including available subsidies. Moreover, surplus energy produced can be sold back to the grid, creating a potential source of passive income.

The solar panel system is available for an additional fee — €19,800.

The property is sold with built-in furniture. Other furniture can be purchased separately by agreement with the owner.



## Features:

### Setting

Close To Shops

### Views

Sea View

Country

### Utilities

Solar water heating

### Pool

Private Pool

### Features

Barbeque

Solarium

### Climate Control

Air Conditioning

### Garden

Private