



## HOUSE 5 BEDROOMS 4 BATHROOMS IN MIJAS

 Mijas

REF# BEMR3907273 €1,850,000

BEDS	BATHS	BUILT	PLOT	TERRACE
5	4	225 m²	600 m²	30 m²

New Development: Prices from €1,850,000 to €2,225,000. .

A small new project of villas consisting of only 5 units with incredible panoramic sea views from every room, in a word, SPECTACULAR.

Located in the Lomas de Mijas area, just 2 km from Mijas Pueblo, one of the jewels of the Costa del Sol. Here you can enjoy all kinds of services, a warm climate throughout the year, as well as the magnificent beaches of the coastal towns located just 7 km down the mountainside.

In August 2021, two building licenses have been requested to the town hall, there are a couple of plots that are at this moment open to any modifications inside and outside of the villa to meet the buyer's specifications. Once the license is granted (usually in 3 months' time), the construction process will begin and the construction time will take 12-18 months to be completed.

ESTIMATED CONSTRUCTION LICENSE IN OCTOBER 2021.

Price from 1,850,000€

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#### THE VILLA:

A new bright open-plan luxury villa with panoramic sea views, a unique custom-style property, the villa can be designed with several configuration options to create your ideal home with 5 rooms or even more. Built with the highest quality in every detail, highly modern and contemporary design. With pre-installation of elevator.

**MAIN FLOOR:** Upon entering we find the spacious living room and dining room with bright open spaces that lead to a large covered terrace and the first pool. We also find the open kitchen with the option open or closed kitchen. On this floor there is a room with en suite bathroom, dressing wardrobe and a toilet.

**GROUND FLOOR:** Large multipurpose living room, on the sides 4 rooms, 2 with en suite bathroom and 2 with shared bathrooms. On this floor we find the second pool and the large outdoor terrace with chillout area and barbecue.

#### HIGH QUALITY SPECIFICATIONS

- ECO building with very low energy consumption.
- Modern and contemporary design, spacious, bright and open.
- Large quality cream marble floors of large format that extend to the terrace area or first-class ceramic tiles
- Grey / silver aluminium, double thermal glazing and acoustic insulating glass from floor to ceiling
- Luxury equipped kitchens with 3 different designs to choose from, Silestone work surfaces and Bosch appliances with panels
- Smart Domotic / Home smart phone-controlled system. Fully installed alarm with smoke detectors, water and videophone input system.
- Fully installed climate system for heating and cooling with the latest aerothermal technology, underfloor heating throughout the villa and solar panels.
- Ample private parking for 2 vehicles and ample storage.
- Electric entrance gates to the property with remote opening for car access.
- Private garden with private pool.
- BBQ / Kitchen area at garden level
- Automatic irrigation system.

#### OPTIONAL EXTRAS:

- Elevator
- Jacuzzi or sauna
- Electric safety shutters
- Heated pool with automatic closing system.
- Kitchen upgrade package that includes: dish warmer, integrated coffee maker, ice maker and wine cabinet
- Sound systems and TV systems
- Furniture packages and interior decorators.
- Home cinema
- Etc.

#### PAYMENT TERMS:

- Deposit 15,000 euros with a lawyer, who will take the goods from the market. The money will remain in your lawyer's client's account until the due diligence is approved.

- Your lawyer will contact the provider to confirm all the details and, on your behalf, will perform due diligence.
- Within 30 days after payment of the reservation and once the construction license is in place, sign the contract and pay 30% + VAT.
- At the end and certify the structure, 20% of the sales price plus VAT. This will be covered by a legal bank guarantee.
- The remaining 50% of the purchase price, all costs and the remaining amount of VAT will be paid when you sign the deed of ownership of your property and the delivery of the keys.
- The excellent value for money and the flexibility of payment adapted to the needs of each client make our villas an opportunity that you cannot miss.

#### SECURE PURCHASE

- The complete legal purchase process is handled by qualified lawyers in Spain.
- Complete all due diligence in the construction process.
- All funds paid by customers will be covered by a bank guarantee.
- A bank guarantee means that all funds are guaranteed by a bank if something goes wrong and customers will recover their money.
- This is a risk-free purchase!.

