

# BROMLEY ESTATES

*Marbella*



## HOUSE 4 BEDROOMS 4 BATHROOMS IN MIJAS

📍 Mijas

REF# R5386714 €1,600,000

BEDS	BATHS	BUILT	PLOT	TERRACE
4	4	175 m <sup>2</sup>	2000 m <sup>2</sup>	40 m <sup>2</sup>

A fully re-engineered lifestyle property set on approximately 2,000m<sup>2</sup> of urban land just minutes from Mijas Pueblo, offering a rare combination of privacy, flexibility and future potential. Far more than a conventional villa, the estate has been thoughtfully designed across multiple independent spaces — ideal for private living, multi-generational use, wellness concepts, retreats, creative workspaces or income-generating accommodation.

The main residence features two en-suite bedrooms, open-plan living and dining, a modern kitchen, underfloor heating, smart home technology, zoned central air conditioning and full-width folding doors opening onto expansive terraces and the pool area. Every element has been carefully considered for comfortable year-round living with a clean, contemporary finish throughout.

In addition to the main house, the property includes a fully independent guest casita and a substantial Wellness Pavilion currently used as a yoga studio. Both spaces include bathrooms, hot and cold air conditioning and pre-installation for kitchenettes, creating exceptional versatility for guests, staff

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accommodation, private studios, treatment rooms, fitness space, coaching, business use or additional independent accommodation. The Wellness Pavilion also benefits from underfloor heating.

The outdoor areas have been extensively engineered and landscaped, with significant excavation, retaining works, topographical surveys and infrastructure upgrades already completed. The heated swimming pool includes an advanced automatic refill and emptying system, thermal cover and dedicated plant room with high-spec equipment. The levelled urban plot also benefits from multiple access points, mains sewage connection with two new pump systems, minas water supply with storage reserves, and all registered works in place.

Newly constructed elements including the pool and studio are progressing through First Occupancy Licence (LPO) procedures, while the original house is undergoing AFO regularisation. A bilingual architect is available to assist with technical or planning enquiries.

With no community restrictions and potential for further development or subdivision subject to planning approval, this is a highly adaptable property suited to discerning buyers seeking something beyond the standard residential offering on the Costa del Sol.

## Property Highlights

Approx. 2,000m<sup>2</sup> Urban Plot

Approx. 258m<sup>2</sup> Built Area

Four Bedrooms | Four Bathrooms

Three Independent Living Spaces

Main House: 2 En-Suite Bedrooms

Independent Guest Casita

Self-Contained Wellness Pavilion / Studio

Pre-Installation for Additional Kitchenettes

Heated Swimming Pool

Underfloor Heating

Smart Home Technology

Zoned Central Air Conditioning

Panoramic Mountain & Coastal Views

Extensive Engineering & Infrastructure ?Works ?Completed

Multiple ?Access ?Points

Mains Sewage ?Connection with New ?Pump Systems

Minas ?Water ?Supply ?with ?Storage System

LPO & AFO Processes Underway

Development ?& ?Subdivision Potential ?(Subject ?to ?Planning)

No ?Community ?Fees ?or ?Restrictions

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