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MIJAS

sypialnie	■azienki	zbudowany m²	taras m²	fabu■a m²
1	1	183	30	20

DOM SZEREGOWY W MIJAS

PANORAMIC SEA VIEWS & INFINITE POTENTIAL IN MIJAS PUEBLO; A DIAMOND IN THE ROUGH Are you looking for a project with high ROI? Or perhaps the blank canvas for your dream home in the sun? Located in the heart of the iconic Mijas Pueblo, this property is not just a house; it is a unique architectural opportunity. Currently an unfinished structure of 4 levels with reinforced foundations. This property serves as a blank canvas ready for your vision. The structure is built against the hillside and offers the rare advantage of a dual street access. Best of all, there's a garden and a garage—just picture it - in Mijas Pueblo! THE VIEWS & ORIENTATION • The property faces South, ensuring abundance of natural light all day. • Unobstructed Vistas: the ground-floor and 1st floor have open, bright views since nearby properties are both distant and lower. • The "Wow" Factor: The 2nd and 3rd floors feature massive terraces. From here, you command the coast. Enjoy open views of the Mediterranean Sea, and on clear days, you can see the mountains of Africa on the horizon. WORLD OF POSSIBILITIES With a constructed area of approximately 180m² to 190m², the interior structure consists of open plateaus, bare walls, lots of windows and heigh ceilings, offering total flexibility. Some possible scenarios: • The Developer's Choice (3 Units): Capitalize on the dual access! Create a studio on the ground floor, a luxury duplex on the middle floors, and a penthouse studio on the top floor with private access from the upper street. • Boutique Hostel / Tourism: Mijas is a tourism hotspot. This vertical layout is perfect for a boutique accommodation business or holiday rentals. • The Dream Villa: Create a spectacular single-family home with a garage/garden at the top, a master suite with sea views, and an open-plan living area. • Expansion Potential: There is a possibility to construct an extra level on top, further maximizing the value. Mijas Pueblo is the jewel of the Costa del Sol. You are walking distance to restaurants, shops, and the charm of the white village, yet positioned in a spot that guarantees light and views. The house is located on the higher level of the village. OPPORTUNITIES LIKE THIS DO NOT LAST. This is a property for those with vision. Whether you are an investor looking to flip, or a family looking to build, the hard structural work is done. Now, the fun begins. Contact us today to arrange a viewing. You need to stand on that terrace to understand the potential. Basic features: • 3 levels, open plateaus • 2 large terraces • 190m² construction • Possibility to add 1 more level • Year of construction: 1970 • South Orientation

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