



## Detached Villa for sale in Cerros del Aguila, Mijas

**730,000 €**

Reference: R5194432   Bedrooms: 3   Bathrooms: 2   Plot Size: 875m<sup>2</sup>   Build Size: 125m<sup>2</sup>   Terrace: 120m<sup>2</sup>







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## Costa del Sol, Cerros del Aguila

**\*\*Beautiful One-Level Villa with Private Pool – Fuengirola / Cerros del Águila\*\*** Welcome to this charming and well-maintained villa located in the peaceful and sought-after urbanisation **\*\*Cerros del Águila\*\*** – just a short drive from golf courses, padel clubs, the Miramar shopping centre, Fuengirola's beaches, and the brand-new public park opening less than 1 km from the property. Málaga Airport is only 25 km away, making this the ideal location for both permanent living and holiday escapes. **\*\*The Property\*\*** Set on a quiet street with very little traffic, this bright and inviting villa is all on one level and offers: \* A spacious open-plan living and dining area with a wood-burning fireplace and direct access to sunny terraces and the pool area \* A brand-new Danish kitchen fitted with a granite worktop, offering both style and functionality \* Underfloor heating in the kitchen and both bathrooms – ideal for comfort in all seasons \* New flooring throughout the house \* New high-quality exterior doors and modern double-glazed windows with energy-efficient passive glass \* Three generously sized bedrooms with built-in wardrobes, including a master bedroom with en-suite bathroom \* Two bathrooms in total – one with a bathtub and one with a walk-in shower \* Hot and cold air conditioning in the living room and all bedrooms \* A private swimming pool surrounded by sun-drenched terraces and an outdoor shower \* An outdoor kitchen area – perfect for al fresco dining and entertaining \* A rooftop terrace with stunning panoramic views of the surrounding mountains \* A large, mature garden with various fruit trees \* Two garages and a fully fenced plot for added privacy and security **\*\*Excellent Investment Potential\*\*** This villa is not only a wonderful home – it also represents a strong investment opportunity. Short-term holiday rentals are permitted in Cerros del Águila. This is a rare find – combining quality, privacy, and proximity to everything the Costa del Sol has to offer. Whether you're looking for a stylish full-time residence, a holiday getaway, or a smart investment, this villa ticks every box. **\*\*Contact us today to arrange a viewing !\*\***



## Features:

### Features

Covered Terrace  
Private Terrace  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Barbeque  
Basement  
Fiber Optic

### Views

Mountain  
Garden  
Pool  
Street

### Pool

Private

### Parking

Private  
More Than One

### Orientation

South East

### Setting

Close To Golf  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Utilities

Solar water heating

### Climate Control

Air Conditioning  
Fireplace  
U/F/H Bathrooms

### Condition

Good

### Garden

Private