



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

**699,000 €**

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





## 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	Orientation	Climate Control
Covered Terrace	South East	Air Conditioning
Private Terrace		Fireplace
Marble Flooring		U/F/H Bathrooms
Double Glazing		
Fitted Wardrobes		
WiFi		
Barbeque		
Basement		
Fiber Optic		
Views	Setting	Condition
Mountain	Close To Golf	Good
Garden	Close To Shops	
Pool	Close To Town	
Street	Close To Schools	
Pool	Furniture	Garden
Private	Fully Furnished	Private
Parking	Utilities	
Private	Solar water heating	
More Than One		