



## House in Cerros del Aguila

Bedrooms

**3**

Bathrooms

**3**

Built

**220m<sup>2</sup>**

Plot

**602m<sup>2</sup>**

**R5119204**

**House**

**Cerros del Aguila**

**735.000€**

Located in the sought-after residential area of Cerro del Águila on Mijas Costa, this beautifully presented detached corner villa offers a unique combination of privacy, open views, and exceptional comfort. Enjoy uninterrupted panoramic vistas across the surrounding countryside and mountains, with an added bonus of sea views from the private terrace of the master suite. Set on a generous 602m<sup>2</sup> plot, this immaculate home was built in 2007 and has been meticulously maintained by its current owner. The villa spans three levels, offering a well-thought-out layout ideal for family living. **Interior Features** • **Basement Level:** Includes a spacious garage for one vehicle, a large storage room (offering potential to convert into a fourth bedroom), a bathroom with shower and window for natural ventilation, and an independent utility/laundry room. • **Main Floor:** Welcoming entrance hall, a modern fully fitted kitchen with access to a charming, enclosed terrace with glass curtains, perfect for enjoying breakfast year-round. The bright and spacious living/dining area features a fireplace and opens onto a covered terrace overlooking the pool and surrounding landscape. This floor also includes a double bedroom with en-suite bathroom and fitted wardrobes. • **Upper Floor:** Two double bedrooms, both with en-suite bathrooms. The master suite offers a dressing area and access to a private terrace with breathtaking views of the mountains and the sea. The property benefits from air conditioning throughout the ground and first floors, security glass windows in the living room, and a 2,000 litre water deposit tank. **Outdoor Space** The low-

maintenance garden features a saltwater swimming pool, bordered by artificial grass and mature planting, an ideal space to relax or entertain. There is further terracing and garden area located at the front of the house. Additional Information • Built size: 220 m<sup>2</sup> • Community fees: €90/month • Fully registered with First Occupation License • Town water supply • Conveniently located near schools, golf courses, and shopping areas • Just 7 km (approx. 14 minutes by car) from the beach • Walking distance to a bus stop with regular daily routes This is a fantastic opportunity to own a move-in ready family home in a tranquil yet well-connected location. Early viewings are highly recommended. The Listing agent for itself and as agent for the vendor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of Tax if applicable.

Covered Terrace

Fitted Wardrobes

Storage Room

Covered Terrace

Near Transport

Utility Room

Ensuite Bathroom

Private Terrace