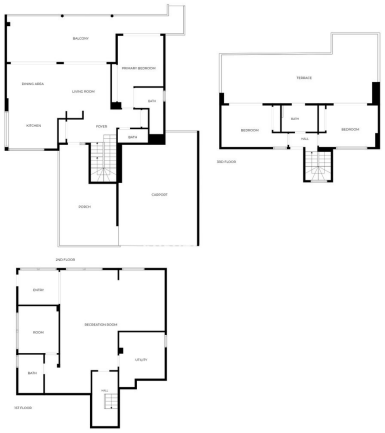
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Townhouse in Cerros del Aguila

Bedrooms	**4**	Bathrooms	**3**	Built	**364m2**	Plot	**586m2**

R5534455	**Townhouse**	**Cerros del Aguila**	**1.400.000€**

Ideally situated on the front line of Cerrado del Águila Golf Course in Mijas, this stunning villa offers beautiful views of the golf course and the Mediterranean Sea. With 364 m² of built area, this exceptional property combines spacious interiors, generous terraces and elegant outdoor living, creating the perfect home for enjoying the Costa del Sol lifestyle. The villa is particularly ideal for golf enthusiasts, with the golf club just 300 metres away, allowing you to enjoy your favourite sport right on your doorstep. The property features a private swimming pool, a charming low-maintenance garden, extensive terraces and covered parking for two cars. Solar panels provide added energy efficiency and sustainability. The villa is distributed over three levels and offers four bedrooms, three bathrooms with showers and a separate guest toilet. The main floor welcomes you with a bright and spacious open-plan kitchen, dining area and living room, designed to create a seamless flow between the indoor and outdoor spaces. This level also features one bedroom with an en-suite shower room and a separate guest toilet. The upper floor comprises two beautifully positioned bedrooms, both enjoying stunning golf course and sea views, with direct access to an upper terrace. A further shower room serves this level. The lower floor offers additional living space and privacy, featuring a fourth bedroom, a shower room, a small kitchen, a billiard room and a comfortable lounge area with a TV zone. This level also provides direct access to the swimming pool, making it an ideal space for entertaining guests, relaxing or enjoying time with family. An

exceptional opportunity to ?own ?a ?spacious ?golf-front ?villa in one ?of ?the most desirable settings of ?Mijas, combining ?spectacular views, ?generous ?outdoor areas, versatile living ?spaces ?and ?the ?best ?of ?Mediterranean ?living.

Barbeque	Barbeque	Basement
Covered Terrace	Fitted Wardrobes	Games Room
Near Church	Near Transport	Private Terrace
Storage Room	Utility Room	