



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

675,000 €

Reference: R5304988 Bedrooms: 3 Bathrooms: 2 Plot Size: 215m<sup>2</sup> Build Size: 149m<sup>2</sup> Terrace: 18m<sup>2</sup>





## Costa del Sol, Cerros del Aguila

Views and Great Potential in a Prime Location!

We present this two-story detached house, built in 2001, part of a small complex of just three houses, located in the prestigious Jardines del Águila residential area. A bright and spacious home with 150 m<sup>2</sup> of living space, plenty of natural light, perfect for adapting to your lifestyle.

The main floor features a large living-dining area with expansive windows, an independent kitchen, and a terrace of 18m<sup>2</sup> with panoramic southeast-facing views – ideal for enjoying the sun throughout the day.

The lower floor has three bedrooms and two bathrooms, including a master en suite, as well as a glazed porche of 10m<sup>2</sup> with multiple possibilities: extra bedroom, playroom, office, or lounge, adaptable to each family's needs. The property is set on a private 215 m<sup>2</sup> plot, with a built area of 75.88 m<sup>2</sup>.

The property benefits from a parking space in a gated community as well as access to a communal pool and green areas, which are currently undergoing improvements to enhance shared spaces and increase residents' enjoyment.

An excellent opportunity for those seeking space, views, and the chance to create a personalized home in a peaceful and established neighborhood.

Some images have been digitally enhanced to help visualize the property's potential and possibilities. We invite you to visit the property to appreciate its actual condition and full features.



## Features:

### Features

Covered Terrace  
Private Terrace  
Fitted Wardrobes

### Views

Mountain  
Panoramic  
Country  
Garden

### Pool

Communal  
Garden

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South East

### Setting

Close To Golf  
Urbanisation

### Furniture

Optional

### Security

Gated Complex

### Category

Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Private