

## Villa for sale in Mijas, Costa del Sol

5 Bedrooms | 5 Bathrooms | 502 m<sup>2</sup> Interior | 902 m<sup>2</sup> Plot | Garage Yes | Garden Yes | Pool Yes  
€ 180 IBI | € 150 Rubish tax



### Property Description

#### Spectacular Detached Villa in Cerros del Águila

Located in one of the most exclusive and well-established residential communities in Mijas Costa, this magnificent detached villa offers the perfect balance of privacy, generous living space, comfort, and quality of life, surrounded by nature and just minutes from the finest beaches of the Costa del Sol.

With 502 m<sup>2</sup> of built area set on an impressive **\*\*931 m<sup>2</sup> plot\*\***, the property has been thoughtfully designed to provide bright, spacious, and beautifully distributed interiors. Abundant natural light fills every room, creating a warm, elegant, and welcoming atmosphere throughout the year.

The outdoor area is undoubtedly one of the property's greatest highlights. The villa features a stunning **\*\*private swimming pool\*\***, ideal for relaxing under the Mediterranean sun, entertaining family and friends, or simply enjoying the peaceful surroundings. The expansive plot also offers endless possibilities to create landscaped gardens, chill-out areas, an outdoor kitchen, barbecue

space, or any bespoke outdoor living area tailored to your lifestyle.

Its prime location places you just a few minutes from Fuengirola, the beautiful beaches of the Costa del Sol, and the renowned Cerrado del Águila Golf & Resort. A wide range of supermarkets, restaurants, international schools, sports facilities, shopping centres, and essential amenities are all within easy reach.

Excellent connections to the A-7 motorway provide quick access to Marbella, Puerto Banús, Málaga city, and Málaga International Airport, making this property an outstanding choice as a permanent residence, holiday home, or investment opportunity.

As an added advantage, the villa benefits from a \*\*valid Tourist Rental Licence (VUT)\*\*\*\*, offering excellent potential for generating attractive rental income in one of the Costa del Sol's most sought-after locations.

Combining spacious interiors, privacy, a private swimming pool, an exceptional location, and outstanding investment potential, this villa represents a unique opportunity for discerning buyers seeking an exclusive lifestyle or a high-quality real estate investment.

Discover the true Mediterranean lifestyle and arrange your private viewing today.