SC | MARBELLA

€ 1,095,000
Ref: R5325184

Villa for sale in Mijas, Costa del Sol

6 Bedrooms | **4** Bathrooms | **263** m² Interior | **870** m² Plot | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 1,140 IBI | **€ 142** Rubish tax

Property Description

Exceptional Villa in Cerros del Águila - Perfect Location and Fully Renovated

This exceptional villa is perfectly located in a quiet cul-de-sac within a well-established and highly sought-after residential area of Cerros del Águila. The location offers excellent access to the highway, is just a few minutes drive from the beach and Miramar Shopping Center, and is close to all kinds of services, schools, and leisure facilities. The recently developed Gran Parque de Mijas is only a pleasant five-minute walk away, offering green areas, playgrounds, and recreational spaces.

Recently renovated to the highest standards, the villa has been adapted for a comfortable and functional lifestyle. It is ideal for permanent living, holiday stays, or as an investment, offering several independent living areas, each with its own kitchen. The main kitchen is of high quality, Siemens brand, and the villa has three fully equipped kitchens in total, including a ground floor kitchen with laundry area and additional fridge. The main kitchen also features ambient lighting, creating a warm and cosy atmosphere in the evenings.

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The villa has six bedrooms, four bathrooms, and two spacious living rooms. The main floor features three bedrooms, two bathrooms, a living room with fireplace, dining area, and access to a beautiful porch terrace with spectacular southwest views of the mountains and Mijas.

The ground floor offers two bedrooms, two bathrooms, a functional kitchen, direct access to the pool, terraces, garden with automatic irrigation and exit to the lower street, barbecue area, and basement storage space. The pool area is completely private, allowing you to enjoy the outdoor spaces in total tranquillity as it is not overlooked by neighbouring properties.

The top floor features a tower room set up as an independent apartment with bedroom, study area, bathroom, kitchen, and private solarium terrace, perfect for enjoying the sun and views in complete privacy.

Other features include fully renovated electrical systems, new air conditioning and heating, electric gate to parking, video doorbell, alarm system, garage, fully fenced garden and vegetable plot, custom-made wooden doors and wardrobes, and reinforced main entrance door. Outdoor areas have been renovated and the pool relined.

The villa also enjoys direct access to beautiful nature walks starting from the property, making it ideal for those who enjoy outdoor living while still being close to all amenities.

Convenience is another key advantage of this property: a bus stop (including school pick-up), a local shop, the community swimming pool, and tennis court are all just a two-minute walk from the villa.

This villa has been renovated to the highest standards, offering complete privacy, exceptional views, and a flexible layout. It represents a unique opportunity for permanent living, holiday enjoyment, or investment with strong rental potential on the Costa del Sol.

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