



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

**679,000 €**

Reference: R5135173   Bedrooms: 4   Bathrooms: 3   Plot Size: 826m<sup>2</sup>   Build Size: 228m<sup>2</sup>   Terrace: 38m<sup>2</sup>





## Costa del Sol, Cerros del Aguila

**Stunning 4-Bedroom 3-bathroom Villa for Sale in Cerros del Águila** This spacious and versatile 4-bedroom, 3-bathroom villa is located in the peaceful and sought-after area of Cerros del Águila. Whether you're searching for a perfect family home or a lucrative investment opportunity, this property has it all. **Property Features:** 4 Bedrooms | 3 Bathrooms Two en-suite bathrooms One shared bathroom between two bedrooms Street-Level Entrance Private open parking space for two vehicles. **Main Floor:** Upon entry, you'll find two generously sized bedrooms, one shared bathroom, a spacious living area combined with a dining room, and access to a 21m<sup>2</sup> terrace. The terrace is partially covered—perfect for enjoying breakfast with stunning views of the pool and surrounding mountains. **Lower Level:** Features the master bedroom with en-suite bathroom and views over the pool, plus an additional en-suite bedroom. A lounge area, currently used as an office, sits between the two bedrooms and opens directly onto the pool area, a covered terrace, and a sun-drenched uncovered terrace that leads to a large plot filled with a variety of fruit trees. **Additional Highlights:** Possibility to convert the property into two separate homes thanks to dual entrances Potential to install a second kitchen on the lower level Ideal layout for families or rental income Peaceful mountain and garden views Just a 10-minute walk to the largest park in Andalucía While the villa is already stunning, it does benefit from some renovation—offering a chance to personalize and add value. Don't miss out on this unique opportunity. Secure your viewing today!



## Features:

### Features

Covered Terrace  
Private Terrace  
Ensuite Bathroom  
Fitted Wardrobes  
Guest Apartment

### Views

Sea  
Mountain  
Garden  
Pool

### Pool

Private

### Garden

Private

### Category

Investment

### Orientation

East  
South

### Setting

Close To Golf  
Close To Town

### Furniture

Fully Furnished

### Parking

Open

### Climate Control

Air Conditioning

### Condition

Good  
Renovation Required

### Kitchen

Fully Fitted

### Utilities

Electricity