## Sales - House - Mijas

# 1.095.000€











**Ref.-ID: MIBGR5448232** **Mijas** **House**

**Community: 1,200 EUR / year** **IBI: 1,140 EUR / year** **Rubbish: 142 EUR / year** **6** **4** **267 m2** **724 m2**

Stunning Fully Renovated Villa in Cerros del Águila – Space, Style & Endless Possibilities Tucked away in a peaceful cul-de-sac within the highly sought-after residential community of Cerros del Águila, this exceptional fully renovated villa offers the perfect combination of privacy, luxury, and convenience. Ideally positioned close to everything you could need, Miramar Shopping Centre is just a few minutes' drive away, Fuengirola can be reached in only 5 minutes, the charming seaside town of La Cala de Mijas is just a 10-minute drive, and Málaga International Airport is approximately 25 minutes away, making this an outstanding location for both permanent living and holiday escapes. The villa also benefits from excellent access to the main motorway, while a wide range of schools, golf courses, restaurants, shops, and everyday amenities are all within easy reach. Just a 10-minute walk away is the recently opened Gran Parque de Mijas, a fantastic green space featuring children's playgrounds, sports facilities, and scenic walking trails for the whole family to enjoy. For added convenience, a bus stop and free school pick-up point are located just a two-minute walk from the property. Residents of Cerros del Águila benefit from a fantastic community atmosphere, with a superb range of shared amenities just moments from the property. These include a communal swimming pool, tennis courts, children's playgrounds, a popular local restaurant, and a convenient grocery store, providing everything you need right on your doorstep. Lovingly renovated throughout to an exceptional standard, this impressive villa has been thoughtfully designed for modern Mediterranean living. Whether you're searching for a spacious family home, a luxurious holiday retreat, or a property with excellent rental potential, this versatile home offers endless possibilities. Its unique layout includes three fully equipped kitchens, making it ideal for multi-generational living, hosting guests, or creating independent accommodation. At the heart of the home is the stunning Siemens designer kitchen, complete with elegant ambient lighting that creates the perfect atmosphere for entertaining or relaxing in the evenings. In total, the villa offers six generous bedrooms, four stylish bathrooms, and two spacious living rooms, ensuring plenty of space for family and guests alike. The main living level features three bright bedrooms, two contemporary bathrooms, a welcoming lounge with a feature fireplace, a dining area, and direct access to a beautiful covered terrace where you can unwind while enjoying breathtaking south-west facing views across the mountains and towards Mijas. The lower level offers a further two bedrooms, one bathrooms, a fully fitted kitchen with a separate laundry area and additional fridge, along with direct access to the landscaped gardens and private swimming pool. Designed for effortless outdoor living, you'll find sunny terraces, a barbecue area, automatic irrigation, basement storage, and complete privacy around the pool, with no overlooking neighbouring properties. Occupying the top floor is a fantastic self-contained tower suite, complete with a bedroom, bathroom, kitchenette, study area, and its own private solarium terrace. This flexible space is ideal for guests, extended family, older children, or even as a peaceful home office with spectacular views. Every detail has been carefully upgraded, including a fully renewed electrical installation, new air conditioning and heating systems, an electric entrance gate, video entry system, alarm, garage, reinforced front door, bespoke wooden doors and fitted wardrobes, a fully enclosed garden with its own vegetable plot, and a beautifully refurbished swimming pool that's ready to enjoy from day one. Nature lovers will appreciate the direct access to picturesque walking trails from the property itself, allowing you to enjoy the beautiful surroundings while remaining just minutes from the Costa del Sol's beaches, golf courses, and vibrant towns. Combining exceptional quality, complete privacy, panoramic views, and an incredibly flexible layout, this outstanding villa is a rare opportunity in one of Mijas Costa's most desirable residential communities. Whether you're looking for your forever family home, a luxurious holiday residence, or a high-yield investment with excellent rental potential, this truly is a property that has it all.

**Setting**
- ✔ Village
- ✔ Close To Shops
- ✔ Close To Schools
- ✔ Close To Forest
- ✔ Urbanisation

**Orientation**
- ✔ East Facing
- ✔ South East Orientation
- ✔ South Facing
- ✔ South West Orientation
- ✔ West Facing
- ✔ North West Orientation

**Condition**
- ✔ Excellent Condition
- ✔ Recently Renovated
- ✔ Recently Refurbished

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Mountain Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Garden Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Guest Apartment
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Domotics
- ✔ Fiber Optic

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden
- ✔ Landscaped Garden

**Security**
- ✔ Alarm System

**Parking**
- ✔ Multiple Parking Spaces
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

**Category**
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Resale
- ✔ Contemporary