

**Ref.-ID: MIBGR5417227**

**Mijas**

**House**

**IBI: 1,415 EUR / year**

**Rubbish: 169 EUR / year**



**\*\*Charming Andalusian-Style Villa with 5 Bedrooms and 3 Bathrooms in Peaceful Cerros del Águila\*\*** Welcome to this charming Andalusian-style villa, beautifully situated in the tranquil residential area of Cerros del Águila. From the moment you step inside, you are greeted by a wonderful sense of space and light, created by the large windows and the impressive 4-metre-high ceiling in the living room. A defining feature of this home is the breathtaking mountain and countryside views that can be enjoyed from the balconies and terraces, offering a serene and picturesque setting throughout the year. The upper floor comprises an entrance hall, an open-plan kitchen with dining area, and a spacious master bedroom with en-suite bathroom. Half a flight of stairs down, you will find the bright and airy living room with direct access to a balcony overlooking the surrounding landscape. On the lower floor, there is a second large en-suite bedroom, two guest bedrooms with their own access to the pool area, a family bathroom, and a laundry room. Half a flight of stairs further down, there is a large room with a kitchen that can easily be used as a separate guest apartment or independent living space. Outside, a generous terrace features a private swimming pool, pergola, sauna, and outdoor shower—perfect for enjoying the Mediterranean lifestyle. The beautifully landscaped garden is exceptionally well maintained and filled with fruit trees, palm trees, and colourful flowers. Thanks to its countryside setting, the property also enjoys abundant wildlife and birdlife. The carport is equipped with an electric vehicle charging station for added convenience. The area offers several restaurants, a local convenience store, bus connections, a golf course, padel courts, and the Costa del Sol's largest nature park, **\*\*El Gran Parque de Mijas\*\***. **\*\*Distances:\*\*** \* Airport - 25 minutes \* Miramar Shopping Centre - 8 minutes \* Fuengirola - 15 minutes \* Beach - 9 minutes \* Marbella - 30 minutes \* Málaga City Centre - 40 minutes This is a wonderful opportunity to enjoy the charm of Andalusian living while remaining close to all amenities and the best attractions of the Costa del Sol.

**Setting**

✓ Close To Shops

**Climate Control**

✓ Air Conditioning

**Garden**

✓ Private

**Orientation**

✓ South East

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Country
- ✓ Panoramic
- ✓ Garden

**Security**

✓ Electric Blinds

**Condition**

✓ Good

**Features**

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Sauna
- ✓ Storage Room
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Fiber Optic

**Parking**

✓ Covered

**Pool**

✓ Private

**Furniture**

✓ Optional







































