



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

**795,000 €**

Reference: R5111611   Bedrooms: 4   Bathrooms: 4   Build Size: 320m<sup>2</sup>





## Costa del Sol, Cerros del Aguila

“\*\*Independent House in Urbanization Jardines de Águila, Mijas – Málaga\*\*

Discover this impressive independent house in the exclusive Urbanization Jardines de Águila, a perfect place to enjoy tranquility and comfort. With a constructed area of 289 m<sup>2</sup> and a plot of 600 m<sup>2</sup> surrounded by mature vegetation, this property offers an ideal space to live or invest. The distribution on three floors includes a basement, ground floor and first floor, which provides ample possibilities for each member of the family.

The house has 4 bedrooms, three of them with dressing room and private bathroom, in addition to an additional room with two single beds. The 4 modern bathrooms guarantee comfort for everyone. On the ground floor, the spacious and bright living room connects directly to the main terrace, where you can enjoy the sunny climate of Mijas. The fully furnished and equipped kitchen is a dream for gastronomy lovers.

The upper terrace, closed with PVC and conditioned as a leisure area, is perfect for relaxing or entertaining friends and family. Here you will find a fun space that includes a ping pong table, darts and a fitness machine. In addition, the heated pool with heat pump is available all year round, ensuring refreshing moments regardless of the season.

The house also has a central air conditioning system, private parking with automatic electric gates and a mature garden that has been carefully maintained for more than 16 years. Each bedroom is equipped with television, adding an extra touch of comfort.

With an annual profitability potential of over 6% in long-term rentals and approximately 10% in rentals through AIRBNB, this property is ideal for large families, as a vacation residence or as an investment. Don't miss the opportunity to acquire this unique home in Mijas. Contact us for more information!



## Features:

### Features

Private Terrace  
Satellite TV  
Ensuite Bathroom  
Fitted Wardrobes  
Games Room

### Views

Mountain  
Panoramic  
Country

### Pool

Heated  
Private

### Garden

Communal  
Private

### Utilities

Electricity  
Drinkable Water  
Telephone

### CO2 Emission Rating

C

### Orientation

South West

### Setting

Close To Golf  
Urbanisation  
Close To Town  
Close To Schools  
Mountain Pueblo

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Investment

### Climate Control

Air Conditioning  
Central Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage  
Covered

### Energy Rating

B