



## Fristående villa till salu i Cerros del Aguila, Mijas

795 000 €

Referens: R5111611   Sovrum: 4   Badrum: 4   Bygga: 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!



## Funktioner:

### Drag

Privat terrass

Satellit -tv

Badrum

Monterade garderober

Spelrum

### Åsikter

Fjäll

Panorama

Land

### Slå samman

Uppvärm

Privat

Trädgård

Gemensam

Privat

### Verktyg

Elektricitet

Dricksvatten

Telefon

CO2 -utsläppsgradering

C

### Orientering

Sydväst

### Miljö

Nära golf

Urbanisering

Nära staden

Nära skolor

Bergspueblo

### Möbler

Fullmöblerad

### Säkerhet

Gated complex

### Kategori

Investering

### Klimatkontroll

Luftkonditionering

Centralvärme

### Skick

Excellent

### Kök

Fullmonterad

### Parkering

Garage

Täckt

### Energikär

B