



## Detached Villa in Cerros del Aguila

Cerros del Aguila

€ 760.000

	Estate type:	<b>villa</b>		Area:	<b>159 m<sup>2</sup></b>
	Terrace:	<b>0 m<sup>2</sup></b>		Number of bathrooms:	<b>3</b>
	Number of bedrooms:	<b>3</b>		Garage:	<b>Yes</b>
	Pool:	<b>Yes</b>		Plot:	<b>500 m<sup>2</sup></b>
	Air conditioning:	<b>Yes</b>		Television:	<b>No</b>
	Close to golf courses:	<b>Yes</b>		Wi-Fi:	<b>Yes</b>

This stylish villa in Jardines del Águila, next to Cerros del Águila in Mijas, offers a perfect blend of Mediterranean character and modern comfort, ideal as a family home or luxurious holiday retreat. Set on a private plot, this detached property now provides 4 generous bedrooms and 3.5 bathrooms, giving excellent space and privacy for family and guests.

#### Outdoor and views

The villa boasts a beautiful private swimming pool framed by sunny terraces, an outside changing area with WC, and low-maintenance landscaped gardens with an automatic irrigation system, perfect for sunbathing and al-fresco dining. As well as peaceful new massive Mijas park views, the property enjoys striking mountain vistas that create a dramatic backdrop from the terraces and upper floor.

#### Living and comfort

On the main floor, a warm and inviting lounge combines classic details with contemporary comfort, recessed lighting and a cosy log-burning fireplace for the cooler months. Expansive glass-enclosed terraces act as an extra living and dining room, and air-conditioning in all rooms ensures year-round comfort throughout the house.

#### Security and parking

The home benefits from secure parking for two cars within the plot, an alarm system and security roller shutters on the main openings, offering peace of mind whether used as a permanent residence or lock-up-and-leave holiday home. The urbanisation itself is gated with barriers controlling access in the evenings and benefits from 24-hour security patrols.

#### Location and lifestyle

Jardines del Águila is less than 10 minutes from the local village, where you will find a welcoming pub, two restaurants and a handy mini supermarket, making day-to-day living easy and convenient. Combined with excellent road connections to the coast and nearby golf and leisure facilities, this villa is perfectly placed to enjoy the relaxed Costa del Sol lifestyle.



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