





# Detached Villa in Cerros del Aguila

Price € 730,000

Bedrooms	3
Bathrooms	2
Build Size	125 m²
Terrace	120 m²
Plot Size	1120 m²

## SETTING

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools

## ORIENTATION

- ✓ South East

## CONDITION

- ✓ Good

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Fireplace
- ✓ U/F/H Bathrooms

## VIEWS

- ✓ Mountain
- ✓ Garden
- ✓ Pool
- ✓ Street

## FEATURES

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ WiFi
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Basement
- ✓ Fiber Optic

## FURNITURE

- ✓ Fully Furnished

## GARDEN

- ✓ Private

## PARKING

- ✓ More Than One
- ✓ Private

## UTILITIES

- ✓ Solar water heating

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## **\*\*Beautiful One-Level Villa with Private Pool – Fuengirola / Cerros del Águila\*\***

Welcome to this charming and well-maintained villa located in the peaceful and sought-after urbanisation **\*\*Cerros del Águila\*\*** – just a short drive from golf courses, padel clubs, the Miramar shopping centre, Fuengirola's beaches, and the brand-new public park opening less than 1 km from the property. Málaga Airport is only 25 km away, making this the ideal location for both permanent living and holiday escapes.

### **\*\*The Property\*\***

Set on a quiet street with very little traffic, this bright and inviting villa is all on one level and offers:

- \* A spacious open-plan living and dining area with a wood-burning fireplace and direct access to sunny terraces and the pool area
- \* A brand-new Danish kitchen fitted with a granite worktop, offering both style and functionality
- \* Underfloor heating in the kitchen and both bathrooms – ideal for comfort in all seasons
- \* New flooring throughout the house
- \* New high-quality exterior doors and modern double-glazed windows with energy-efficient passive glass
- \* Three generously sized bedrooms with built-in wardrobes, including a master bedroom with en-suite bathroom
- \* Two bathrooms in total – one with a bathtub and one with a walk-in shower
- \* Hot and cold air conditioning in the living room and all bedrooms
- \* A private swimming pool surrounded by sun-drenched terraces and an outdoor shower
- \* An outdoor kitchen area – perfect for al fresco dining and entertaining
- \* A rooftop terrace with stunning panoramic views of the surrounding mountains
- \* A large, mature garden with various fruit trees
- \* Two garages and a fully fenced plot for added privacy and security

### **\*\*Excellent Investment Potential\*\***

This villa is not only a wonderful home – it also represents a strong investment opportunity. Short-term holiday rentals are permitted in Cerros del Águila.

This is a rare find – combining quality, privacy, and proximity to everything the Costa del Sol has to offer. Whether you're looking for a stylish full-time residence, a holiday getaway, or a smart investment, this villa ticks every box.

**\*\*Contact us today to arrange a viewing !\*\***

[View Property Online](#)

GALLERY











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