



**R5194432**

📍 **Cerros del Aguila**

REF# R5194432 **699.000 €**

BEDS	BATHS	BUILT	PLOT	TERRACE
3	2	125 m <sup>2</sup>	875 m <sup>2</sup>	120 m <sup>2</sup>

\*\*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

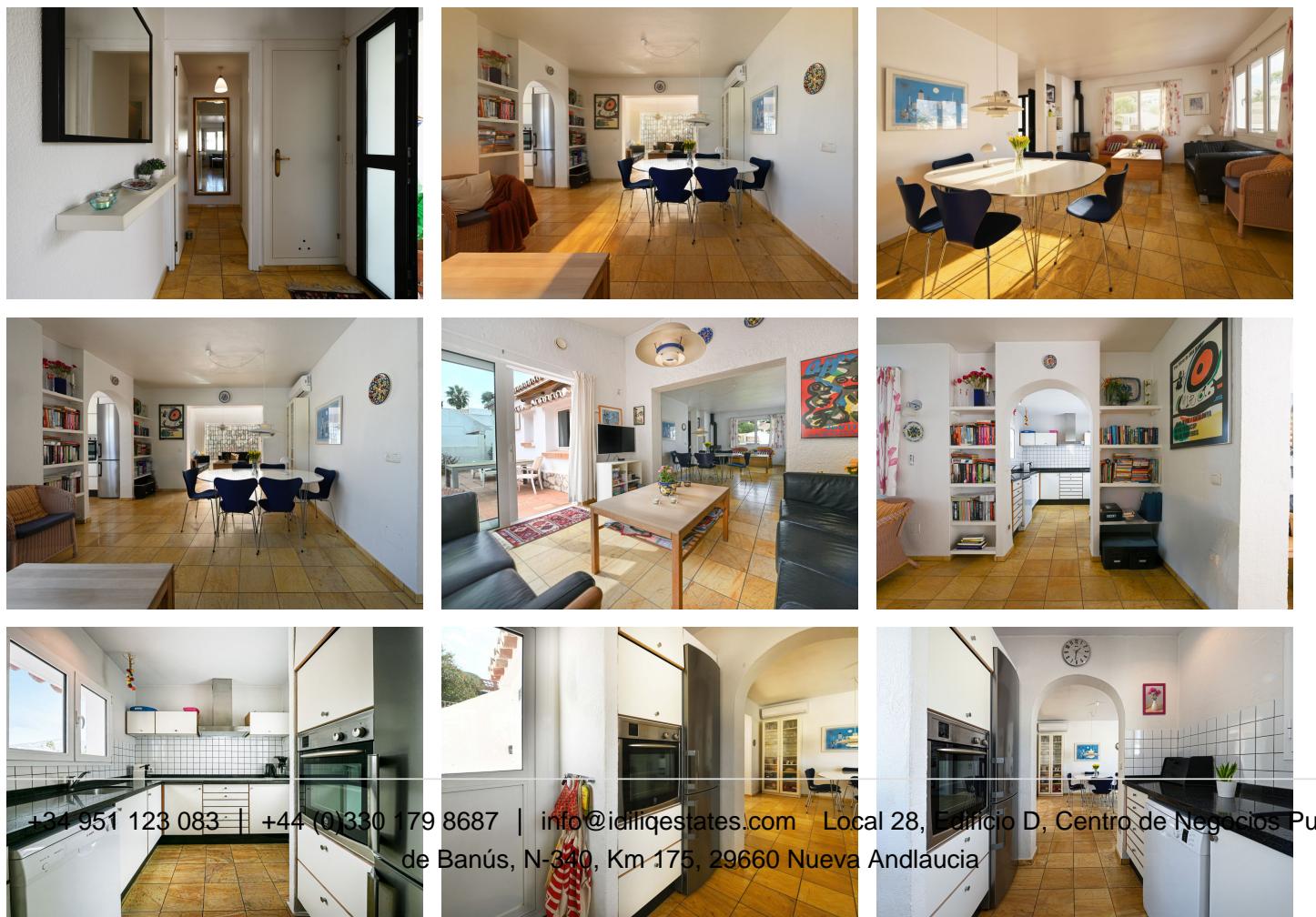
- \* New high-quality exterior doors and modern double-glazed windows with energy-efficient passive glass
- \* Three generously sized bedrooms with built-in wardrobes, including a master bedroom with en-suite bathroom
- \* Two bathrooms in total – one with a bathtub and one with a walk-in shower
- \* 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.

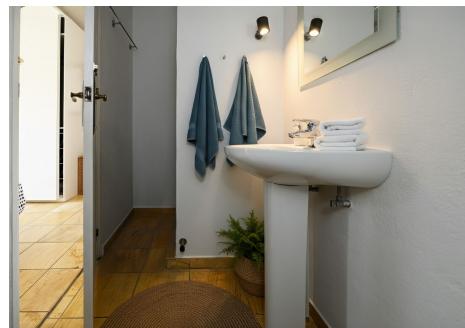
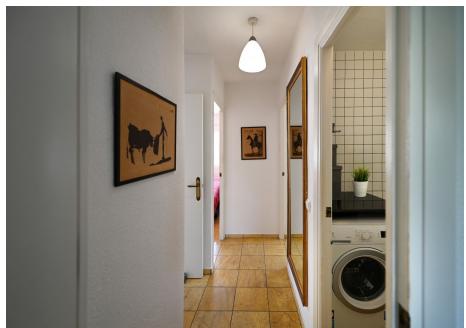
**\*\*Contact us today to arrange a viewing !\*\***



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