

MIJAS

735,000 €

REFERENCE R5119204

# Experience Unrivalled Luxury and Panoramic Views in This Exquisite Mijas Villa

| 3 | 3 | 220 m² | 602 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | PLOT |













# Description

Nestled in the highly coveted residential enclave of Cerro del Águila, Mijas Costa, in the sun-drenched region of Southern Spain, this magnificent detached corner villa, presented by Luxury Realty, offers an unparalleled lifestyle of privacy, sophistication, and breathtaking natural beauty. From its elevated position, this exceptional home commands uninterrupted panoramic vistas across the verdant countryside and majestic mountains, culminating in captivating sea views from the exclusive terrace of the master suite. Meticulously crafted and maintained, it represents a true sanctuary.

Set upon a generous 602m² plot, this immaculate residence, constructed in 2007, showcases enduring quality and has been lovingly cared for by its current owner, ensuring a move-in ready experience. Spanning three thoughtfully designed levels, the villa boasts a well-conceived layout that caters perfectly to modern family living, offering ample space for both grand entertaining and intimate relaxation.

## Interior Elegance and Practicality

The villa's intelligent design begins at the **Basement Level**, a highly functional space including a spacious integrated garage for one vehicle. Adjacent, a substantial storage room presents a remarkable opportunity for conversion into an additional fourth bedroom, an office, or a home gym. This level also benefits from a full bathroom with a shower and a window for natural ventilation, alongside an independent utility and laundry room.

Ascending to the **Main Floor**, a welcoming entrance hall leads into the heart of the home. The contemporary, fully fitted kitchen features high-quality appliances and direct access to a charming, enclosed terrace. Adorned with elegant glass curtains, this space offers an idyllic setting for year-round breakfasts, blending indoor comfort with outdoor ambiance. The bright and spacious living and dining area is a focal point for social gatherings, enhanced by a cozy fireplace. Large patio doors open onto a covered terrace, a vantage point overlooking the shimmering saltwater pool and landscape, perfect for alfresco dining or relaxation. This floor also features a comfortable double bedroom with an en-suite bathroom and built-in wardrobes, ideal for guests.

The **Upper Floor** houses two luxurious double bedrooms, each with an en-suite bathroom for ultimate privacy. The master suite features an expansive dressing area and private access to a magnificent terrace. This exclusive outdoor space offers breathtaking, unobstructed views of the mountains and the Mediterranean Sea, providing an unparalleled backdrop for your morning coffee or evening sundowners.

## An Oasis for Relaxation and Entertainment

The exterior of this corner villa features a low-maintenance garden centered around a refreshing saltwater swimming pool – a healthier alternative to traditional chlorine pools. The pool area is bordered by artificial grass and mature planting, creating an easy-to-maintain environment. This space is ideal for unwinding under the Spanish sun, hosting gatherings, or enjoying the peaceful surroundings. Further terracing and garden areas at the front of the house enhance its curb appeal and offer additional secluded spots for relaxation.

## Premium Comfort and Unbeatable Connectivity

This exceptional property offers year-round comfort with air conditioning throughout the ground and first floors. Security glass windows in the living room and a 2,000-litre water deposit tank provide practical benefits. The property boasts a built size of 220 m² and benefits from a First Occupation License, ensuring all legal requirements are met. Community fees are €90/month, and the property is connected to the town water supply.

Location is key, and this villa delivers. It is conveniently situated near schools, golf courses, and shopping areas. The beaches of Mijas Costa are just 7 km (approx. 14 minutes by car) away. A bus stop with regular daily routes is within easy walking distance, connecting you to the wider region.

Presented by Luxury Realty, this is a fantastic opportunity to acquire a move-in ready family home in a tranquil yet well-connected location within Mijas, Southern Spain. Combining elegant design, modern amenities, and captivating views, this villa offers an excellent lifestyle. Early viewings are highly recommended.

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## Details

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| Reference | R5119204 | Property Type | Villa |
| Status | Sale | Price | 735,000 € |
| Bedrooms | 3 | Bathrooms | 3 |
| Build size | 220 m² | Plot Size | 602 m² |
| Terrace | – | Parking places | by request |

## Features

Pool, Air conditioning, Sea views, Mountain views, Private garden, Parking, Resale