

CERROS DEL AGUILA

730 000 €

■■■■■ ■ Cerros Del Aguila

■■■■■■■■ R5122318

3	2	175 m²	875 m²
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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 !**

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[redacted]	R5122318	[redacted]	[redacted]
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