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# Villa in Mijas

Reference: R5475898



Bedrooms: 3
Bathrooms: 3
M² Build size: 220
Price: 745,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size: 602













Overview:

Nestled in the highly sought-after residential enclave of Cerro del Águila on the captivating Mijas Costa, this exceptional detached corner villa presents a rare opportunity for discerning buyers. Situated in the heart of Southern Spain, this luxury residence offers a unique confluence of privacy, expansive open views, and unparalleled comfort, epitomizing the idyllic Mediterranean lifestyle. From almost every vantage point, enjoy uninterrupted panoramic vistas across the verdant countryside and majestic mountains, with the added privilege of breathtaking sea views gracing the private terrace of the master suite.

Set upon a generous 602m² plot, this immaculate home, constructed in 2007, has been meticulously maintained and lovingly enhanced by its current owner. The villa's design spans three thoughtfully appointed levels, offering a harmonious and adaptable layout perfectly suited for sophisticated family living and grand entertaining.

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## Exquisite Interior Features

The villa's interior design blends elegance with functionality, creating spaces that are both inviting and practical.

### Basement Level: Versatility and Convenience

The versatile basement level is designed for ultimate utility. It includes a spacious integral garage providing secure parking for one vehicle, alongside a substantial storage room. This area presents an exciting opportunity for conversion into a fourth bedroom, a private gym, or a dedicated media room, offering flexibility to suit your lifestyle. A well-appointed bathroom with a shower and window ensures natural ventilation, complementing the independent utility and laundry room, keeping household chores discreetly managed.

### Main Floor: Seamless Living and Entertaining

An inviting entrance hall ushers you into the main living areas. The modern, fully fitted kitchen is a chef's delight, boasting high-quality appliances and direct access to a charming, enclosed terrace. This sun-drenched space, featuring elegant glass curtains, is perfect for year-round enjoyment, whether for a leisurely breakfast or an evening aperitif. The bright and spacious living and dining area serves as the heart of the home, featuring a cozy fireplace for cooler evenings and seamless access to a covered terrace. This outdoor extension overlooks the sparkling saltwater pool and the serene surrounding landscape, ideal for al fresco dining and relaxation. This floor also hosts a comfortable double bedroom complete with fitted wardrobes and a private en-suite bathroom, offering convenience and privacy for guests or family members.

### Upper Floor: Luxurious Retreats

Ascending to the upper floor reveals two additional double bedrooms, each benefiting from its own luxurious en-suite bathroom. The pièce de résistance is the magnificent master suite, a true sanctuary featuring a dedicated dressing area and direct access to a private terrace. From this elevated vantage point, immerse yourself in the most spectacular views of the rolling mountains and the shimmering Mediterranean Sea, creating an unparalleled backdrop for your private moments.

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## Premium Amenities and Outdoor Oasis

This property is equipped with a suite of premium features designed for comfort and security. Air conditioning is installed throughout the ground and first floors, ensuring a pleasant climate year-round. Security glass windows in the living room offer enhanced peace of mind, and a 2,000-litre water deposit tank ensures reliable water supply. The low-maintenance garden is a tranquil oasis, featuring a pristine saltwater swimming pool, elegantly bordered by artificial grass and mature, vibrant planting – an ideal space for relaxation, sunbathing, or entertaining guests. Additional terracing and a beautifully landscaped garden area are located at the front of the house, enhancing the property's curb appeal and providing further outdoor enjoyment.

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## Key Information and Unbeatable Location

This exceptional villa boasts a built size of 220 m² and benefits from reasonable community fees of just €90 per month. It comes with a fully registered First Occupation License and is connected to the town's reliable water supply. Its prime location in Mijas offers incredible connectivity: conveniently situated near prestigious schools, championship golf courses, and diverse shopping areas, ensuring all amenities are within easy reach. The beautiful sandy beaches of the Costa del Sol are just 7 km away (approximately 14 minutes by car), providing effortless access to coastal leisure. Furthermore, a bus stop with regular daily routes is within walking distance, offering excellent transport links.

This represents a fantastic and rare opportunity to acquire a move-in ready, elegant family home in a tranquil yet exceptionally well-connected location within the coveted Mijas region of Southern Spain. Early private viewings are highly recommended to fully appreciate the quality and charm of this magnificent property.

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Features:

Pool, Air conditioning, Sea views, Mountain views, None, Private garden, Parking, Resale