



# Detached Villa for sale in Cerros del Aguila, Mijas

1,300,000 -  
1,450,000 €

Reference: R5065210 Bedrooms: 3 Bathrooms: 3 Plot Size: 522m<sup>2</sup> Build Size: 426m<sup>2</sup> Terrace: 100m<sup>2</sup>





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## Costa del Sol, Mijas Costa

### Exclusive Development of 2 Luxury Villas - Cerrado del Águila, Costa del Sol

A unique opportunity to own one of two contemporary villas under construction in the serene and prestigious area of Cerrado del Águila. Each villa offers 3 bedrooms, 3 bathrooms, open-plan living spaces, private pool, garden, and parking. Built with high-end materials, energy-efficient systems, and elegant contemporary design - just 20 minutes from Málaga and Marbella.

#### Property Layout:

- Ground Floor: Open-plan living area with kitchen, access to terrace, garden, and private pool.
- First Floor: Master suite with terrace and option for an additional bedroom.
- Basement: Extra living space with storage and guest accommodation.

Building license granted – construction fully approved and underway with all legal guarantees.

#### Delivery dates:

- 📍 Villa 1 – Expected delivery: June 2026
- 📍 Villa 2 – Expected delivery: April 2027



## Features:

### Features

Covered Terrace  
Near Transport  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Fiber Optic

### Setting

Close To Golf  
Close To Town  
Close To Schools  
Frontline Golf

### Kitchen

Fully Fitted

### Utilities

Drinkable Water  
Telephone

### Climate Control

Cold A/C  
Hot A/C

### Condition

New Construction

### Garden

Private

### Category

Golf  
Luxury  
Off Plan  
New Development

### Views

Sea  
Mountain  
Garden  
Pool  
Golf

### Pool

Private

### Parking

Private