



## Detached Villa for sale in Cerros del Aguila, Mijas

**995,000 €**

Reference: R5004763   Bedrooms: 3   Bathrooms: 2   Plot Size: 315m<sup>2</sup>   Build Size: 320m<sup>2</sup>





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## Costa del Sol, Cerros del Aguila

This exceptional and brand-new villa located in the highly sought-after residential area of Cerros del Águila presents an outstanding opportunity for those in search of a contemporary, stylish, and meticulously designed home that embodies the very essence of modern Mediterranean living. Spanning across three expansive floors, this villa has been carefully crafted to suit a diverse range of lifestyles, ensuring that every aspect of comfort, convenience, and luxury has been taken into consideration for the discerning buyer who seeks a tranquil yet opulent lifestyle under the warm embrace of the Mediterranean sun. As you step into this magnificent property, you are immediately welcomed by a sense of space, light, and modern elegance, where every detail has been thoughtfully curated to enhance the overall living experience. The ground floor boasts an exquisite open-plan kitchen that seamlessly flows into the vast and airy living room, creating an inviting and functional space that is ideal for everyday living as well as hosting family and friends for unforgettable gatherings. The sleek and stylish kitchen, fitted with top-of-the-range appliances and ample storage, has been designed with both form and function in mind, ensuring that it serves as a beautiful yet practical centerpiece of the home. The living area extends effortlessly to a sprawling terrace, offering a seamless indoor-outdoor living experience that takes full advantage of the Mediterranean climate, providing the perfect setting for alfresco dining, evening relaxation, or simply soaking in the serene surroundings. A well-placed guest toilet on this level ensures that visitors have access to modern facilities without infringing on the privacy of the main living quarters. Moving upstairs to the first floor, you will find three generously proportioned and exquisitely designed bedrooms, each offering a private retreat of comfort and tranquility. Two of these luxurious bedrooms boast their own ensuite bathrooms, providing a heightened sense of exclusivity and convenience, while the third bedroom comes with pre-installation for an ensuite bathroom, allowing future homeowners the flexibility to customize the space to their liking. Large windows and access to private terraces flood these rooms with natural light, framing breathtaking views of the surrounding landscapes and offering a daily dose of beauty and inspiration. Stepping outside, the outdoor space has been intentionally designed to serve as a private sanctuary for relaxation, leisure, and entertainment, with a beautifully manicured garden complementing the architectural elegance of the villa. The highlight of this idyllic outdoor setting is undoubtedly the stunning swimming pool, which offers mesmerizing panoramic views stretching over and across the Mediterranean Sea, providing an unparalleled backdrop for enjoying sunny afternoons, refreshing dips, and peaceful moments of serenity. Enhancing the appeal and versatility of this remarkable residence is the spacious basement, a highly adaptable space that can be tailored to suit individual preferences and lifestyle needs. Whether transformed into a state-of-the-art gym for fitness enthusiasts, an opulent home cinema for entertainment lovers, an elegant wine cellar for connoisseurs, or simply utilized as an expansive and practical garage the possibilities are truly endless. This exclusive property is part of a newly developed and securely gated community consisting of only five individually designed luxury villas, ensuring a private, safe, and intimate living environment that is surrounded by tranquility and natural beauty. Despite its peaceful and secluded ambiance, the villa is strategically located just moments away from an array of high-end amenities, including fine dining restaurants, stylish bars, world-class golf courses, and designer shopping destinations, allowing residents to enjoy the perfect balance between privacy and accessibility. The furnished images provided serve as an inspiration and are sourced from another villa within the same exclusive development, offering a glimpse into the exceptional interior design possibilities and sophisticated layout options that can be customized to reflect personal tastes and individual lifestyle preferences. This stunning villa embodies contemporary elegance, architectural brilliance, and an effortless blend of luxury and comfort, making it an exceptional choice for those seeking the very best of modern Mediterranean living in an exclusive and prestigious setting.



## Features:

### Features

Covered Terrace  
Private Terrace  
Double Glazing  
Fitted Wardrobes  
Basement

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden

Pool

Urban

### Pool

Private

### Parking

Private

### Orientation

South

### Setting

Close To Golf  
Close To Shops  
Close To Schools

### Garden

Private

### Category

Luxury

### Climate Control

Air Conditioning  
U/F/H Bathrooms

### Condition

Excellent  
New Construction

### Security

Gated Complex  
Alarm System