

## villa for sale Campo-Mijas, Costa Del Sol Occidental



Discover this newly built luxury villa in Cerros del Águila, one of the most exclusive residential areas of Mijas, in the heart of the Costa del Sol. This detached villa has been designed to offer maximum comfort, energy efficiency and sustainability, combining contemporary style with high quality materials and a layout designed to maximise views and natural light. Situated in a strategic location with panoramic views of the Mijas mountains and the town of Fuengirola, this property is perfect for those seeking privacy and tranquillity without sacrificing proximity to all the amenities and beaches of the Costa del Sol. With an enviable climate that offers more than 320 days of sunshine a year and average temperatures of 20°C, this villa is the ideal place to enjoy the true Mediterranean lifestyle.~~OUTDOOR AREAS~~The exterior design of this villa combines clean, modern lines with natural materials that blend seamlessly with the Mediterranean surroundings. The open architecture and floor to ceiling windows allow natural light to flood the interior spaces and offer breathtaking panoramic views. Private landscaped plot offering an exclusive space to relax and enjoy the climate. Large outdoor terrace with direct access from the living room and bedrooms, perfect for al fresco dining and relaxing. Private swimming pool with optional climate control and customisable finishes. Possibility of adding a private solarium to enjoy the sea and mountain views. Options to install an outdoor kitchen, pergolas and a covered garage. Private parking area with capacity for several vehicles.~~INDOOR AREAS~~The interior of the villa has been designed to offer an experience of luxury and comfort, using high quality materials and a functional layout that optimises space and natural light. Spacious open plan living-dining room with large windows that connect directly to the terrace and swimming pool, creating a bright and welcoming space. Modern design kitchen fully equipped with high quality lacquered furniture and top brand appliances. 3 spacious bedrooms with built-in wardrobes and direct access to the terrace. 2 complete bathrooms with underfloor heating, designer furniture and top of the range fittings. Floor-to-ceiling windows with energy-efficient aluminium carpentry and thermal and acoustic insulation glass. Aerothermal system for heating and domestic hot water production, guaranteeing efficiency and sustainability. Electric blinds and home automation system to control lighting, air conditioning and blinds from any mobile device. The villa has been designed to offer a perfect connection between the interior and exterior spaces, allowing you to enjoy the views and the Mediterranean climate from any corner of the house.~~COMMON AREAS~~Although the villa offers total privacy, it is located within a consolidated residential complex with a wide range of services and communal areas: Communal swimming pool with children`s area and solarium. Tennis court and sports area to keep active. Small supermarket and restaurants within walking distance for convenience. Children`s playground and play areas for the little ones. Paths and green areas for relaxing walks and outdoor activities.

## property details

Spanishstate id: **6383938**  
reference:: **85726975-01**  
close to/ located: **Campo-Mijas**  
region: **Costa Del Sol Occidental**  
property type: **villa**  
rooms: **3**  
property surface: **174 m2**  
surface plot: **706 m2**  
price: **€ 899.000**

## contact

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