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ARBAT ESTATES

Sales - House - Mijas

745.000€

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Ref.-ID: R5475898 **Mijas** **House**

Community: 1,080 EUR / year **IBI: 916 EUR / year** **Rubbish: 150 EUR / year** **3** **3** **220 m2** **602 m2**

Located in the sought-after residential area of Cerro del Águila on Mijas Costa, this beautifully presented detached corner villa offers a unique combination of privacy, open views, and exceptional comfort. Enjoy uninterrupted panoramic vistas across the surrounding countryside and mountains, with an added bonus of sea views from the private terrace of the master suite. Set on a generous 602m² plot, this immaculate home was built in 2007 and has been meticulously maintained by its current owner. The villa spans three levels, offering a well-thought-out layout ideal for family living. Interior Features • Basement Level: Includes a spacious garage for one vehicle, a large storage room (offering potential to convert into a fourth bedroom), a bathroom with shower and window for natural ventilation, and an independent utility/laundry room. • Main Floor: Welcoming entrance hall, a modern fully fitted kitchen with access to a charming, enclosed terrace with glass curtains, perfect for enjoying breakfast year-round. The bright and spacious living/dining area features a fireplace and opens onto a covered terrace overlooking the pool and surrounding landscape. This floor also includes a double bedroom with en-suite bathroom and fitted wardrobes. • Upper Floor: Two double bedrooms, both with en-suite bathrooms. The master suite offers a dressing area and access to a private terrace with breathtaking views of the mountains and the sea. The property benefits from air conditioning throughout the ground and first floors, security glass windows in the living room, and a 2,000 litre water deposit tank. Outdoor Space The low-maintenance garden features a saltwater swimming pool, bordered by artificial grass and mature planting, an ideal space to relax or entertain. There is further terracing and garden area located at the front of the house. Additional Information • Built size: 220 m² • Community fees: □90/month • Fully registered with First Occupation License • Town water supply • Conveniently located near schools, golf courses, and shopping areas • Just 7 km (approx. 14 minutes by car) from the beach • Walking distance to a bus stop with regular daily routes This is a fantastic opportunity to own a move-in ready family home in a tranquil yet well-connected location. Early viewings are highly recommended. The Listing agent for itself and as agent for the vendor gives notice that: 1. The details relating to the property offered above are intended only as a general guide for prospective buyers and do not constitute, in whole or in part, an offer or contract. The information is provided for guidance purposes only and does not form part of any contractual agreement. 2. Every effort has been made to ensure that the information contained in this advertisement is accurate and as reliable as possible. However, the details may be subject to errors, omissions, changes, availability or withdrawal without prior notice. 3. Any prospective buyer should satisfy themselves as to the accuracy of each statement by carrying out their own inspections, searches, enquiries and surveys, either personally or through a legal representative. 4. All statements are made without responsibility on the part of the estate agent or the vendor. 5. None of the statements contained herein should be relied upon as statements or representations of fact. 6. Neither the estate agent nor any person employed by or acting on behalf of the estate agent has authority to make any representation or warranty whatsoever in relation to this property. 7. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair or condition, or that any services, systems or appliances are in working order. Prospective purchasers are advised to inspect the property personally to verify its condition. 8. The photographs are for the exclusive use of Med Homes SL. The images are provided for illustrative purposes only and may show only certain parts and aspects of the property at the time the photographs were taken. No assumptions should be made regarding any parts of the property not shown in the photographs. 9. Any areas, measurements or distances stated are approximate and have been taken from the property's documentation. 10. Any reference to alterations, extensions or permitted use should not be taken as a statement that the necessary planning permissions, building regulations approvals, listed building consents or any other required authorisations have been obtained. 11. All costs and taxes arising from and associated with the purchase of the property are the responsibility of the purchaser and are not included in the sale price. These may include Value Added Tax (VAT at 10% or 21%) or Property Transfer Tax (ITP at 7%), depending on the nature of the transaction, as well as Stamp Duty (AJD at 1.2%), Notary fees, Land Registry fees and any legal representation costs. 12. Ageny fees are included in the sale price.

Setting
- ✔ Mountain Pueblo
- ✔ Urbanisation

Orientation
- ✔ South Facing

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Sea Views
- ✔ Mountain Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden
- ✔ Easy Maintenance Garden

Parking
- ✔ Garage
- ✔ Street Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Golf
- ✔ Resale