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# Villa

Cerros del Aguila



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| Rooms: 3 | Bathrooms: 3 | M²: 500 | Price: 1,350,000 € |
| Status: Sale | Property Type: Villa | Reference: R3910831 | Publish date: 12.06.25 |

Overview:**Two Exceptional Detached Villas Under Construction in Cerros del Águila** **Three-Bedroom Contemporary Smart Villas** Nestled in the hills between Fuengirola and La Cala de Mijas, Cerros del Águila boasts an enviable location on the Costa del Sol. Just minutes inland from Fuengirola, the area combines tranquility with convenience. Fuengirola itself offers one of Europe's longest seafront promenades, lined with bars, restaurants, and shops—perfect for enjoying the Mediterranean lifestyle. **A Modern, Spacious, and Intelligent Home** These villas feature cutting-edge technology and design, offering unparalleled comfort and convenience. Smart Home Integration:** Full voice control functionality and advanced home automation systems. Imagine saying, "Hey Siri" to set the perfect mood with indirect ambient lighting and a unique silhouette illumination of the villa as you approach home. Main Floor Design:** Open-concept living, dining, and kitchen areas with south-southwest orientation, maximizing sea and city views. Top-quality sand-colored porcelain flooring, carefully chosen by the technical design team. **Comfort & Climate Control** Independent air conditioning for each room. Underfloor heating for ultimate comfort. Air filtration and regeneration systems for superior air quality. **Home Automation Features** Premium A+++ switches and sockets from Designo. Control lighting, climate, and energy consumption

from anywhere—at home or abroad. International plug compatibility. **Infinity Pool** Constructed with natural turquoise tiles to retain heat naturally. Integrated lighting controllable via the home automation app. - Perimeter seating and an underwater viewing window for a unique experience. Eco-friendly design with Mitsubishi aerothermal air conditioning and polyurea waterproofing. **Private Elevator** Elevator for up to 6 people (450 kg capacity), serving all levels, including the solarium. Whisper-quiet operation, even during power outages. **Stunning Solarium** - A 100 m² rooftop terrace offering panoramic views of the sea and hills. - No road noise—just serene, natural surroundings. **Advanced Climate Technology** DAIKIN Altherma inverter aerothermal system with zone control. Independent thermostats for each room, integrated into the home automation system. Radiant underfloor heating (Uponor piping, ORKLY steel manifolds). Natural and forced ventilation systems for all areas, including kitchens and bathrooms. **Garden & Pool** Landscaped garden with drip irrigation systems. - Infinity pool with reinforced concrete, turquoise natural stone, and a compensation tank. **Garage & Elevator Features** 6-meter-wide sectional swing garage door with natural lighting. Fast charging station for electric vehicles (360V). Elevator with disabled access capability. **Basement** Approximately 100 m² of basement space, finished in rough with pre-installations for electricity and water. Natural light and ventilation are included. **Purchase Process for Off-Plan Villas** 1. **Reservation Fee:** €20,000 secures the plot. 2. The client becomes the developer: Sign a turnkey contract for €30,000, which includes: - Plot cleaning (if necessary). Topography and geological studies. architectural project and 3D renderings. Quantity surveyor and health & safety studies. 3. **Start Construction: - Pay 20% upon license approval. Monthly payments are made based on progress, verified by official building certificates. 4. **Financing Options: After purchasing the plot, clients with a good credit history can easily obtain a self-developer mortgage to cover construction costs. 5. **Completion: Construction time: 10–12 months. Final utility connections and first occupancy license will be managed on your behalf. These villas are the epitome of luxury, modernity, and innovation, offering a seamless blend of cutting-edge technology and stunning design in one of the most desirable areas of the Costa del Sol. Detached Villa, Cerros del Aguila, Costa del Sol. 3 Bedrooms, 3 Bathrooms, Built 500 m². Setting: Suburban, Close To Golf, Close To Schools, Urbanisation. Orientation: East, South East. Condition: Excellent, New Construction. Pool: Private, Heated, Room For Pool. Climate Control: Air Conditioning, Hot A/C, Cold A/C, U/F Heating. Views: Sea, Mountain, Pool, Courtyard. Features : Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, Solarium, ADSL / WIFI, Games Room, Utility Room, Ensuite Bathroom, Disabled Access, Marble Flooring, Fiber Optic. Furniture : Part Furnished. Kitchen : Fully Fitted. Garden : Easy Maintenance. Security : Entry Phone, Alarm System. Parking : Garage, More Than One, Private. Utilities : Electricity, Drinkable Water. Category : Holiday Homes, Investment, Luxury, Contemporary.

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Features:

New development, Pool, Air conditioning, None, Sea views, None, Lift, None, None, Parking, None, None, None, None