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Villa

Cerros del Aguila



Rooms: 3	Bathrooms: 3	M²: 426	Price: 1,300,000 €
Status: Sale	Property Type: Villa	Reference: R5065210	Publish date: 12.06.25

Overview:New Development: Prices from 1,300,000 € to 1,300,000 €. [Beds: 3 - 3] [Baths: 3 - 3] [Built size: 426.00 m2 - 426.00 m2] Exclusive Development of 2 Luxury Villas with 3 Bedrooms and 3 Bathrooms For Sale in Cerrado del Águila (Mijas Costa) | Costa del Sol Frontline golf | Sea & mountain views | Private pool | New build with building license granted We present a unique opportunity to acquire one of 2 exclusive contemporary villas, currently under construction, located in one of the most peaceful and sought-after residential areas of the Costa del Sol: Cerrado del Águila. Building license granted — fully approved project underway with all legal guarantees. Each villa has been meticulously designed with an intelligent layout, high-end materials, and elegant style. These properties offer the perfect blend of modern architecture, energy efficiency, and natural surroundings. Availability: 2 exclusive villas — off-plan sale, building license granted, delivery according to construction progress. Located just 20 minutes from Málaga International Airport and 20 minutes from Marbella, these villas are ideal both as a primary residence and a holiday home. Situated frontline golf at Cerrado del Águila Golf & Resort, surrounded by green spaces and boasting stunning views of the sea, mountains, garden, and private pool. The area offers peace and privacy without sacrificing proximity to key amenities such as Fuengirola town center, sandy beaches, Miramar Shopping Center, international schools, restaurants, and all essential services. Each villa is distributed over three levels — ground floor, first floor, and a spacious basement — offering generous interior and exterior spaces, along

with 2 private parking spaces. Ground Floor: Bright open-plan living and dining area Modern fully fitted open kitchen 1 bedroom, ideal for guests or home office 1 full bathroom with contemporary design Separate laundry room Direct access to a large covered private terrace, perfect for al fresco dining Low-maintenance private garden Beautiful private pool Private outdoor parking area First Floor: Spacious master suite with private terrace 1 additional double bedroom 1 modern bathroom All bedrooms with natural light and fitted wardrobes Basement: Technical room Large storage space Cozy cinema or TV room 1 additional bedroom with natural light 1 elegant bathroom Specifications and High-End Features: Everything in these villas has been selected to provide maximum comfort and efficiency, with equipment included as standard: Underfloor heating (U/F Heating) throughout the villa Full air conditioning system Double glazing Marble flooring Fiber optic high-speed Internet connection En-suite bathrooms Fitted wardrobes Covered and open terraces Fully fitted kitchen with appliances included Energy-efficient materials and systems 2 private parking spaces Private pool and private garden included Category: Golf | Luxury | Off-plan | Building license granted Utilities: electricity, drinkable water, telephone These villas are designed to make the most of the Costa del Sol lifestyle. The spacious sunny terraces, private garden, and private pool offer the perfect setting to relax and enjoy life at home. In summary: 2 exclusive new-build villas with building license granted, ideal for discerning buyers or investors seeking a luxury property in a peaceful natural setting with excellent connections. Contact us today for more information, to view floor plans, and to customize your villa. Don't miss the opportunity to choose the best location and finishes in this exclusive development!

Features:

New development, Pool, None, Sea views, None, Golf, None, Parking, None