

## Sales - House - Mijas

# 1.250.000€

**Mijas**

**House**



5



2



298 m<sup>2</sup>



691 m<sup>2</sup>

This spectacular property, located in the exclusive Cerrado del Águila urbanisation in Mijas, is presented in impeccable condition and offers a modern and functional design, ideal for those seeking comfort and elegance in a privileged setting. With a plot of 691m<sup>2</sup> and a house of 298m<sup>2</sup> distributed over three floors, this residence combines spaciousness, luminosity and high quality finishes. The exterior of the property boasts meticulously maintained gardens, designed with low-maintenance plants which provide a green environment without any great effort. The saltwater swimming pool, perfect for cooling off on summer days, is located next to a modular terrace that can be opened or closed depending on the sun's exposure, allowing you to enjoy the outdoor space all year round. Upon entering the property, the design of the three floors is united by an elegant English courtyard that bathes every corner of the interior in natural light, creating a fresh and welcoming atmosphere. The basement floor, currently used as an office, has a toilet and two rooms, making it a versatile space, ideal for transforming it into an independent flat or work area adapted to the needs of its inhabitants. The main floor is notable for its bright entrance hall, which leads to a staircase with high ceilings and wide doors that give a feeling of spaciousness. On this floor there is an open plan modern kitchen equipped with state-of-the-art appliances. The living-dining room, filled with natural light, has direct access to the outdoor terrace, gardens and swimming pool, creating an ideal space for entertaining and family life. On the first floor, the most private area of the house, there are three bedrooms, all exterior, overlooking the garden, guaranteeing total privacy. The master bedroom has an en suite bathroom and a large dressing room. In addition, the other two bedrooms have built-in wardrobes and share an additional bathroom. This property is equipped with underfloor heating, independent air conditioning in each room, mosquito nets on all windows, automatic panels to protect from the sun and a charging point for electric vehicles. The finishes are of the highest quality, with luxurious details that elevate the comfort and lifestyle in this unique property.

### Climate Control

- ✓ Air Conditioning

### Views

- ✓ Mountain
- ✓ Golf
- ✓ Country
- ✓ Garden
- ✓ Pool

### Features

- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing

### Furniture

- ✓ Fully Furnished

### Security

- ✓ Alarm System



SIZES ARE APPROXIMATE, ACTUAL MAY VARY.









































