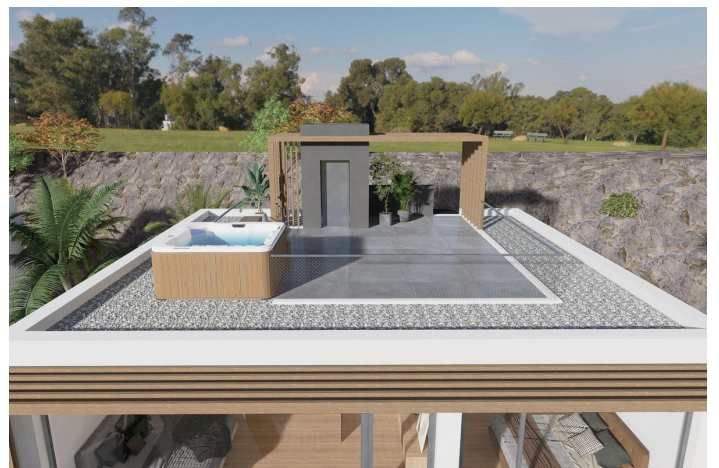


# Detached Villa for sale in Cerros del Aguila, Mijas

**1,300,000 €**

Reference: R3910831   Bedrooms: 3   Bathrooms: 3   Plot Size: 570m<sup>2</sup>   Build Size: 500m<sup>2</sup>   Terrace: 148m<sup>2</sup>



## Costa del Sol, Cerros del Aguila

Welcome to this Exceptional , Recently built, Three Bedroom Contemporary Smart Villa at Cerros del Aguila.

Nesting in the hills above Fuengirola and La Cala De Mijas, Cerros del aguila boasts a beautiful location on the Costa Del Sol and just few minutes inland from Fuengirola. Fuengirola offers one the longest seafront promenades in Europe, lined with bars, restaurants, shops ..

A Modern, Spacious and Smart house :

The whole villa is controlled with voice functions, Eiiii Siri, Indirect ambient lighting, Illumination of the silhouette of the house, (minutes before arriving at your house, a light diffuser with the silhouette of your villa will be turned on).

THE MAIN FLOOR is an Open concept, with separate areas of: living room, dining room and kitchen, with South-south-west orientation and Sea and city views.

- Top quality porcelain floor, sand color according to technical team design.

### COMFORT AND CLIMATE

Independent air conditioning control in each room of the house. -Radiating floor-Air filtration and regeneration system

### HOME AUTOMATION

Smart home, Designo Premium A +++ Switches and Sockets, Control from anywhere in the house or in the country -

Total consumption control, Multi International Plug

### INFINTY POOL

Made of natural turquoise tile, being natural it captures the heat of the sun Integrated lighting in the application. Perimeter benches + 2 floors, A + air conditioning system by Mitsubishi aerothermal, Infinity design, Polyurea waterproofing Natural stone, Aerothermal air conditioning, Underwater window on measure

### LIFT:

Elevator for 6 people, 450 kg, up to the solarium, totally silent, works even without light

### Solarium

100 m2 in a unique environment, Real views, No road noise,

### AIR CONDITIONING

DAIKIN ALTERMA INVERTER AEROTHERMAL, zone control, independent thermostat in each room, integrated into home automation and voice control.

RADIANT FLOOR Uponor \* (Uponor installation and pipes, ORKLY manifolds because they are made of steel and higher quality than Uponor)

Natural ventilation system in all rooms,

Forced electric ventilation for wet areas and kitchens

### GARDEN & POOL

Infinity pool, made of reinforced concrete, compensation tank 1000.L, Imported turquoise natural stone Inverter air conditioning A +++ , Garden and plant areas with drip irrigation

### GARAGE & ELEVATOR

Sectional swing door 6 meters long by 3.5 meters wide Natural lighting openings, Fast charging point for electric vehicles (fast charge 360v) Elevator 6 people, disabled access 450kg



The BASEMENT, 100 m2 approx, will be finished rough. They will have the necessary pre-installations for electricity, water. The basement has natural lighting and ventilation

For the off plan Villa:

Reservation Fee 20.000€ Buy the plot

Client becomes the developer

Sign Turn Key contract 30.000€

Payment includes:

- Cleaning of the plot if necessary - Topography study
- Geological study
- Architect project
- 3D images
- Quantity surveyor study
- Health & security study

Start building 20%

Once the license has been granted, construction starts.

Monthly payment & Finance

The rest of the payments will be made per month, with all completed progress demonstrated by building certificates.

Once you have paid the plot, with a good credit history, it is quite simple to obtain a self-developer mortgage to finance the building costs.

Completion

Construction completion time of 10-12 months.

Once the villa is finished, we manage the final utility connections and first occupation license for you.

Detached Villa, Cerros del Aguila, Costa del Sol.

3 Bedrooms, 3 Bathrooms, Built 500 m<sup>2</sup>.

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.

## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Games Room  
Utility Room  
Basement  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea  
Mountain  
Panoramic  
Pool  
Courtyard

### Pool

Heated  
Room for Pool  
Private

### Garden

Private  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water

### Orientation

South West

### Setting

Close To Golf  
Urbanisation  
Close To Schools  
Suburban

### Furniture

Part Furnished

### Security

Alarm System  
Electric Blinds  
Entry Phone

### Category

Holiday Homes  
Investment  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F Heating

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
More Than One