

## Villa for sale in Mijas Costa, Costa del Sol

3 Bedrooms | 2 Bathrooms | 149 m<sup>2</sup> Interior | 18 m<sup>2</sup> Terraces | **Garage** Yes | **Pool** Yes  
€ 870 IBI | € 134 Rubish tax | € 227 Community fees



### Property Description

This charming two-story detached house is part of a small urbanization of just three homes, located in the sought-after Jardines del Águila residential area. Offering 149 m<sup>2</sup> of living space, the property is bright, spacious, and filled with natural light.

The main floor features an entrance hallway, a generous living-dining area with fantastic views, an independent kitchen, and a terrace with panoramic southeast-facing views. The lower floor comprises three bedrooms and two bathrooms, including a master en-suite, as well as a glazed terrace that can be used as an additional bedroom, office, playroom, or lounge.

The property includes a private parking space within a gated community. Residents also benefit from access to a shared swimming pool and landscaped green areas.