



# Ático Dúplex en venta en Cerros del Aguila, Mijas

349.000 €

Referencia: R5236549    Dormitorios: 2    Baños: 2    Construido: 74m<sup>2</sup>    Terraza: 75m<sup>2</sup>





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## Costa del Sol, Cerros del Aguila

A unique opportunity is presented to acquire this spectacular duplex penthouse in the exclusive and established community of Cerros del Águila.

Built in 2005, this bright apartment offers 74 m<sup>2</sup> of living space complemented by an impressive 75 m<sup>2</sup> private terrace, ideal for enjoying the Costa del Sol climate and unmatched views.

The main floor consists of an elegant entrance hall that leads to a charming kitchen and a living/dining room which connects directly to a terrace and balcony, from where one can already appreciate the magnificent view of the Fuengirola coast and the Sierra Nevada mountains.

This floor also houses the two bedrooms; the main one, with its own small balcony and en-suite bathroom, and a second bedroom served by an independent second bathroom.

The highlight of this property is its upper floor. The current owners have transformed a part of the roof terrace into an enclosed glass pergola that can be opened with sliding doors, creating a second, very cozy living or lounge area with spectacular, year-round views.

The remainder of the terrace offers vast outdoor space for sunbathing and al fresco dining.

Furthermore, the upper terrace includes a small cabin that currently functions as a workshop and storage room, but features a tiny kitchenette, providing the potential to be converted into an independent studio or guest room.

The property is located within a secure, gated community that offers a pleasant communal swimming pool.

Additionally, the sale includes the convenience of an underground parking space of 9,90m<sup>2</sup> and a storage room of 4,45m<sup>2</sup>. These m<sup>2</sup> are to be added on top of the 74m<sup>2</sup> built area.

This duplex penthouse combines a functional design with luxury features, guaranteeing a high quality of life and enjoyment in a privileged setting.



## Características:

### Características

Terraza Cubierta  
Ascensor  
Terraza Privada  
Trastero - Almacén  
Doble acristalamiento

### Estado

Excelente estado de conservación  
Reformado Recientemente

### Cocina

Cocina Equipada

### Categoría

Reventa

### Vistas

Vistas al Mar  
Vistas a Montaña

### Piscina

Piscina Comunitaria

### Seguridad

Portero Automático

### Calificación energética

E

### Posición

Cerca de Golf  
Urbanización  
Cerca de Tiendas  
Cerca de Ciudad  
Suburbano

### Muebles

Completamente Amueblada

### Aparcamiento

Párking Subterráneo  
Garaje  
Párking Privado

### CO2 Emission Rating

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