

## 2 soveværelse Lejlighed til salg i Cerros del Aguila, Málaga

249.000€



Situated in the sought-after area of Cerros del Águila on the Costa del Sol, this middle floor apartment presents an excellent opportunity for both first-time buyers and investors. Offering 102 m<sup>2</sup> of built space, the property comprises two well-proportioned bedrooms and one bathroom, providing comfortable living within a quiet and established urbanisation.

The west-facing orientation allows for pleasant afternoon light, while the private terrace enjoys open mountain, country, and panoramic views, creating a relaxing outdoor space to unwind. Inside, the apartment features fitted wardrobes, double glazing, fibre optic connection, and air conditioning, complemented by a fireplace in the living area for added comfort throughout the year. The kitchen is fully fitted, and the property is sold unfurnished, offering the perfect canvas to personalise and add value. Although in fair condition, some restoration is required, making this an ideal project with strong potential.

The community is peaceful and secure, with gated communal parking, landscaped gardens, and a well-maintained communal swimming pool.

Conveniently located just five minutes from Fuengirola and La Cala de Mijas, the apartment benefits from proximity to golf courses, shops, and transport links, combining tranquillity with easy access to local amenities and the coastline.

This is an ideal starter home, holiday retreat, or resale investment in a desirable Costa del Sol location.

Viewings are highly recommended to appreciate the potential this property has to offer

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|----------------------------------|-----------------------------|------------------------------------|
| 2 soveværelser                   | 1 badeværelse               | 102m <sup>2</sup> Byg størrelse    |
| Svømmepøl                        | Setting - Close To Golf     | Setting - Close To Shops           |
| Setting - Urbanisation           | Orientation - West          | Condition - Fair                   |
| Condition - Restoration Required | Pool - Communal             | Climate Control - Air Conditioning |
| Climate Control - Fireplace      | Views - Mountain            | Views - Country                    |
| Views - Panoramic                | Features - Fitted Wardrobes | Features - Near Transport          |
| Features - Private Terrace       | Features - Double Glazing   | Features - Fiber Optic             |
| Furniture - Not Furnished        | Kitchen - Fully Fitted      | Garden - Landscaped                |