

Spanish Property Deals

www.spanishpropertydeals.com
info@spanishpropertydeals.com

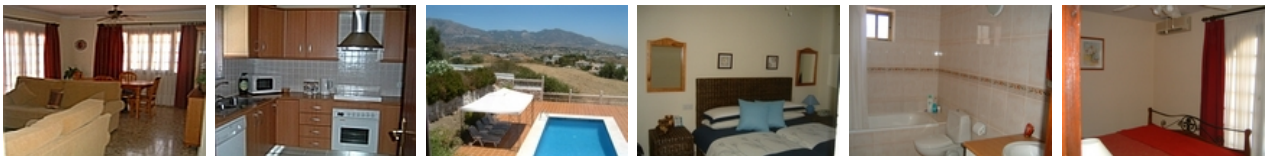
Tel: 0034 952668218

Mobile (0034) 652193067

Very nice 3 Bedroom Villa

Good sized 3 double bedrooms, 2 bathroom villa
Nice location with fantastic views and 100% Legal

The asking price is €575,000 now reduced to € 520,000



The property is located on the very popular Urbanisation of Cerros Del Aguila, Mijas Costa.
In good decorative order and ready to move into

The Villa is on a plot of 910m² with a build size of approx 160m².
3 double bedrooms, 2 bathrooms (1 en suite). Large lounge/diner with wood burner, hot and cold aircon. Fully fitted family size kitchen, large store room at the top of the stairs currently used as a walk in wardrobe (could be used as a small bedroom).

Telephone and broadband internet. Sky UK TV. Gas hot water boiler.

On the pool level there is a large room, set up as a utility room with washing machine, tumble dryer, toilet and hand basin & the pool pump, door leading to the cellar space under the house.

Off street parking and garage.

A huge terraced area based around the beautiful swimming pool
Only 20 minutes from Malaga airport, Marbella and Puerto Banus, 5 minutes from the beach, golf, shopping and Fuengirola town.

Fantastic views of the mountains, countryside and the sea

This property comes with extra value by way of a Development Opportunity

Easy to develop into 5 bedroom 4 bathroom Villa, legally permitted to add over 40% to the existing

The development possibilities are great, with the ability to extend on the front elevation by building above the existing lounge, kitchen and garage, forming a hip style roof giving it a modern new build look.

We anticipate a development cost of under € 50,000

(5 bedrooms, 4 bathroom villas are selling here for up to € 1,000,000 (2009)

Also a possibility to convert the garage and above the garage and incorporate it in the house
The basement could possibly be developed to form a small self contained apartment.

Viewing – We can normally arrange viewing at short notice