



## HOUSE 6 BEDROOMS 4 BATHROOMS IN CERROS DEL AGUILA

📍 Cerros del Aguila

REF# R5134285    **€1,390,000**

BEDS	BATHS	BUILT	PLOT
6	4	282 m <sup>2</sup>	1317 m <sup>2</sup>

Luxury Villa with Panoramic Views, Private Pool & Proven Rental Returns

282 m<sup>2</sup> · 6 Bedrooms · 4 Bathrooms · Private Pool ·

Wake up to breathtaking views of the mountains, sea, and Fuengirola – and enjoy sunsets over the Sierra Nevada from your own private terrace.

This exceptional luxury villa is not only a dream holiday home – it's also a phenomenal investment opportunity. With a proven rental track record, the property consistently attracts high-value bookings and offers generous space for 12 to 14 guests, making it ideal for families, large groups, and luxury holidaymakers.

“The asking price is €1,471,000, but the sellers are flexible and open to offers.”

#### Key Features

282 m<sup>2</sup> of beautifully designed interior space  
6 double bedrooms  
4 stylish bathrooms  
Underfloor heating installed across the entire property.  
Sleeps 12 guests comfortably, with option to accommodate up to 14  
Open-concept kitchen and dining area  
Bright living room with mountain views  
Air conditioning throughout  
Underfloor heating during winter months

#### Outdoor Amenities

Private, fully gated plot  
Electric gate with intercom and security camera  
Expansive sun terrace with panoramic views  
Private swimming pool  
Free private parking

Shared Community Facilities (2 min drive / 12 min walk)  
Large communal pool & children's pool with lifeguard  
Restaurant, two bars/cafés, and local grocery shop

#### Location

Situated in the quiet and desirable Cerros del Águila area just outside Fuengirola, the villa offers quick access to:  
Beaches, city centre, shopping & dining (10–15 minutes)  
Golf courses, padel courts, and nature trails  
Málaga Airport and Marbella within easy reach

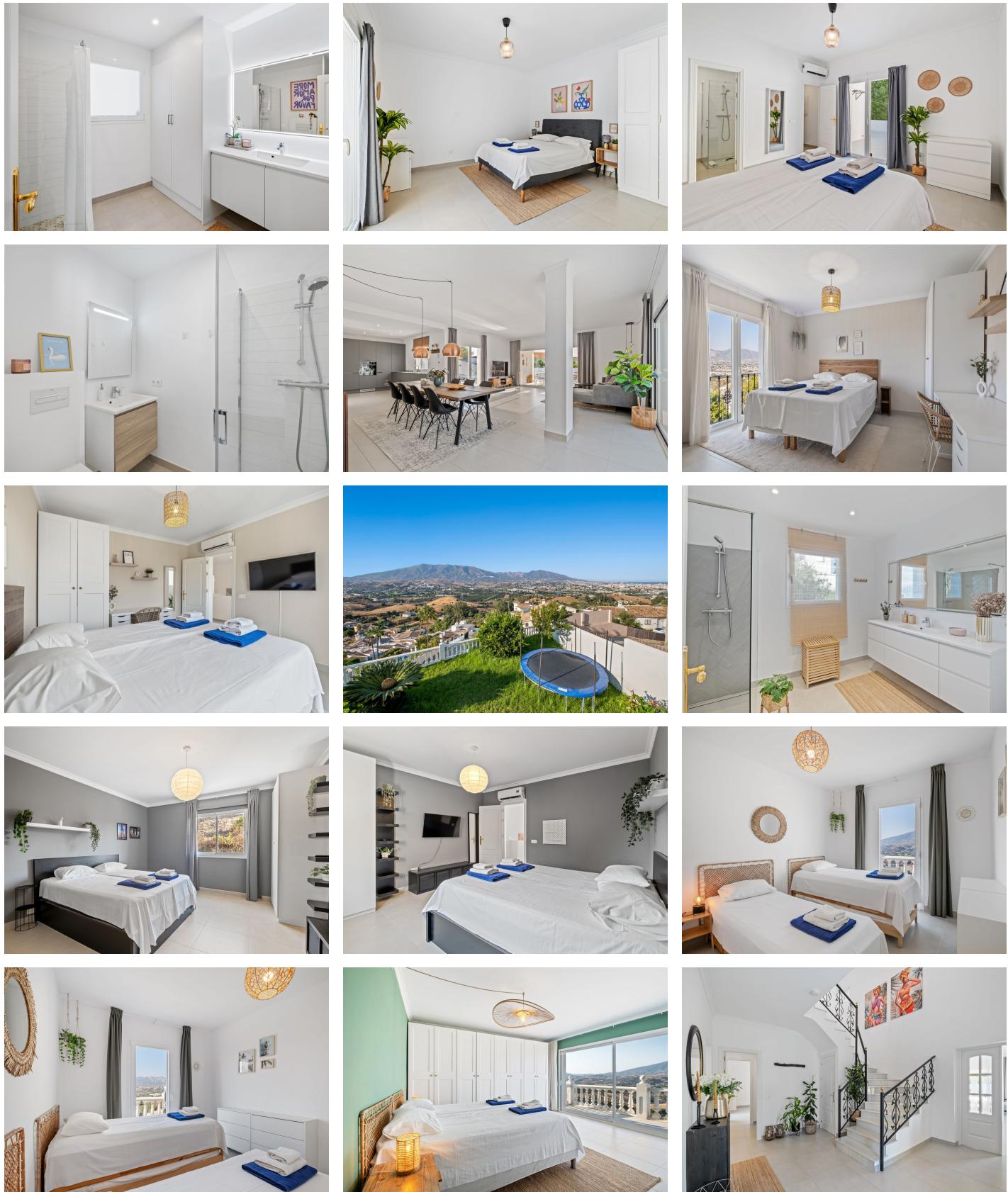
#### A Turnkey Investment

With its high occupancy rates and excellent guest capacity, this villa delivers strong rental income throughout the year. Its location, layout, and amenities make it especially attractive on platforms like Airbnb, Booking.com, and luxury holiday rental sites.

Whether you're looking for a private retreat or a property with proven income potential, this villa offers the best of both worlds.

Contact us today for more details, rental income history, or to arrange a viewing.

**BROMLEY ESTATES**  
*Marbella*



+34 952 939 460 · [info@bromleyestatesmarbella.com](mailto:info@bromleyestatesmarbella.com) · Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

# BROMLEY ESTATES

*Marbella*



+34 952 939 460 · [info@bromleyestatesmarbella.com](mailto:info@bromleyestatesmarbella.com) · Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

# BROMLEY ESTATES

*Marbella*



+34 952 939 460 · [info@bromleyestatesmarbella.com](mailto:info@bromleyestatesmarbella.com) · Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603