

## Sales - Apartment - Arroyo de la Miel

### 295.000€



**Ref.-ID: MIBGR5236855**

**Arroyo de la Miel**

**Apartment**

**Community: 600 EUR / year**

**IBI: 415 EUR / year**



**3**



**1**



**105 m2**

Your new home in Arroyo de la Miel: renovated, bright, and spacious in every room We present this fantastic apartment located on the third floor with elevator access, in one of the most sought-after areas of Arroyo de la Miel. Completely renovated and meticulously maintained by its owners, it's an ideal opportunity for those seeking comfort, spaciousness, and a prime location. The property offers three spacious bedrooms, including a large master bedroom equipped with a built-in wardrobe, perfect for maximizing storage space. The bright and airy living room features air conditioning and direct access to a southwest-facing terrace with unobstructed views, where you can enjoy the afternoon sun. A practical extra storage space has been added to the terrace. The recently renovated kitchen stands out for its spaciousness, the quality of its materials, and the natural light it receives through its windows. The bathroom, also very spacious, includes a comfortable shower and a window for optimal ventilation. The area is perfect for having everything within easy reach: surrounded by shops, schools, and services, and next to a pleasant square with a children's playground. Although the property does not include parking, the owners have a space available for rent that they could make available, and there is also the possibility of purchasing a space in the same area. A move-in ready, modern, spacious home in an exceptional location. Ideal for families, first-time buyers, or as an investment. Community fees: €50/month Property tax (IBI): €415/year The price shown does not include the expenses inherent to the purchase of real estate according to current legislation (Property Transfer Tax or VAT, notary fees, land registry fees, administrative fees, etc.). Additional expenses to the price, payable by the buyer, are: Property Transfer Tax (ITP) at 7% of the purchase price, notary fees, and land registry fees. A copy of the corresponding information sheet for this property is available at our office, as per Royal Decree of October 11th. The information provided is for informational purposes only and has no contractual value. The offer is subject to errors, price changes, omissions, availability, and/or withdrawal from the market without prior notice.

**Orientation**

✓ South West

**Condition**

✓ Good

**Climate Control**

- ✓ Air Conditioning
- ✓ Central Heating

**Features**

- ✓ Lift
- ✓ Private Terrace

**Furniture**

✓ Part Furnished

**Kitchen**

✓ Fully Fitted

**Utilities**

✓ Drinkable Water