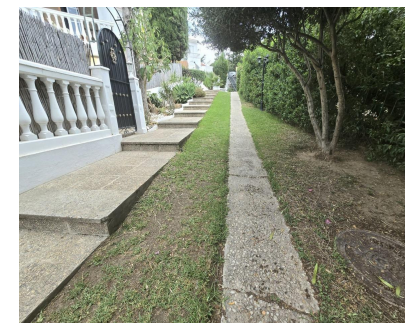


**Sales - House - Arroyo de la Miel**  
**385.000€**



**Ref.-ID: MIBGR5242855**

**Arroyo de la Miel**

**House**

**Community: 1,200 EUR / year**

**IBI: 441 EUR / year**



**4**



**3**



**120 m2**



**170 m2**

Charming, spacious townhouse on three floors, ideal for families. Discover this bright and welcoming home, perfect for those seeking comfort, spaciousness, and a prime location on the Costa del Sol. Ground floor: Accessed via a spacious patio with a practical office or separate storage room. Inside, a large living-dining room with expansive windows floods the space with natural light, alongside a modern, fully equipped open-plan kitchen and a guest toilet. Its southeast orientation ensures brightness throughout the day. First floor: Features two bedrooms with fully fitted wardrobes and a private terrace, as well as a full bathroom with a shower. Top floor: Offers two more bedrooms, also with fitted wardrobes and a terrace, as well as a second bathroom with a shower. Enjoy pleasant sea views from this floor. Extras and common areas: The property offers two separate entrances, one directly from its assigned parking space, ideal for added convenience upon arrival after purchase. It is part of a quiet, family-friendly residential complex with spacious gardens, two swimming pools (one for adults and one for children), private communal parking, and a garage space included in the title deed. Location: Situated next to the Tivoli Gardens, just a 5-minute walk from the train station and the center of Arroyo de la Miel. The property is in perfect condition and ready to move into. ☐ A unique opportunity to enjoy a high quality of life in one of the most desirable areas of the Costa del Sol! In compliance with Decree 218/2005 of the Andalusian Regional Government, dated October 11, please note that notary fees, registration fees, property transfer tax (ITP), and other expenses related to the purchase are not included in the price. The information provided is for guidance only, is not legally binding, and has no contractual value. This offer is subject to errors, price changes, availability, and/or withdrawal from the market without prior notice. This information may have been modified and not yet updated. We suggest you contact the company for the latest information and/or to confirm the details presented here.

|                  |                        |                  |                |
|------------------|------------------------|------------------|----------------|
| <b>Condition</b> | <b>Climate Control</b> | <b>Furniture</b> | <b>Parking</b> |
| ✔ Excellent      | ✔ Central Heating      | ✔ Not Furnished  | ✔ Garage       |