

## Sales - Apartment - Riviera del Sol

### 400.000€



**Ref.-ID: MIBGR5475682**

**Riviera del Sol**

**Apartment**

**Community: 3,000 EUR / year**

**IBI: 580 EUR / year**

**Rubbish: 89 EUR / year**



**2**



**2**



**122 m2**

Beautifully presented and unusually large 2-bed, southeast-facing ground-floor apartment in the prestigious Las Olas luxury complex, Riviera del Sol (Mijas Costa). Ideally located just minutes from the renowned Miraflores Golf Club, this spacious property offers exceptional indoor-outdoor living with lovely sea views and access to one of the area's most sought-after developments. Property Features • Exceptionally large 42m<sup>2</sup> lounge with double sliding glass doors • Huge 42m<sup>2</sup> southeast-facing terrace with glass curtains and beautiful sea and garden views • Separate, fully fitted kitchen with granite worktops and branded appliances • 2 generous double bedrooms and 2 bathrooms • High-quality finishes throughout: marble flooring, video entry phone, alarm system • Air-conditioning (hot & cold) • Private underground parking and storage room included Outdoor Living The standout feature is the expansive terrace — a rare size for the area — enclosed with glass curtains for year-round enjoyment. From here you can relax with peaceful views over the gardens and out towards the sea, making it an ideal space for dining, entertaining, or simply unwinding. Luxury Complex Facilities Las Olas is known for its exceptional amenities and immaculate presentation: • Large swimming pool with poolside snack bar • Paddle court • Fully equipped gym • Library • Stunning sub-tropical gardens • High-security gated community A truly top-quality complex offering a luxury lifestyle at a price not to be missed. 25 minutes Malaga airport and 2 minutes drive to the beach and la Cala de Mijas.

- Setting**
- ✓ Suburban
  - ✓ Close To Golf
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Close To Schools
  - ✓ Urbanisation

- Features**
- ✓ Covered Terrace
  - ✓ Lift
  - ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Private Terrace
  - ✓ Satellite TV
  - ✓ WiFi
  - ✓ Gym
  - ✓ Paddle Tennis
  - ✓ Storage Room
  - ✓ Ensuite Bathroom
  - ✓ Access for people with reduced mobility
  - ✓ Marble Flooring
  - ✓ Bar
  - ✓ Double Glazing
  - ✓ Near Church
  - ✓ Fiber Optic

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water

- Orientation**
- ✓ South East

- Furniture**
- ✓ Fully Furnished

- Category**
- ✓ Bargain
  - ✓ Golf
  - ✓ Holiday Homes
  - ✓ Investment
  - ✓ Luxury
  - ✓ Resale
  - ✓ Contemporary

- Condition**
- ✓ Good

- Kitchen**
- ✓ Fully Fitted

- Pool**
- ✓ Communal
  - ✓ Children`s Pool

- Garden**
- ✓ Communal

- Climate Control**
- ✓ Air Conditioning
  - ✓ Pre Installed A/C
  - ✓ Hot A/C
  - ✓ Cold A/C

- Security**
- ✓ Gated Complex
  - ✓ Entry Phone
  - ✓ Safe

- Views**
- ✓ Sea
  - ✓ Panoramic
  - ✓ Garden

- Parking**
- ✓ Underground
  - ✓ Covered
  - ✓ Private