Sales - House - Miraflores

695.000€











Ref.-ID: MIBGR5494264 **Miraflores** **House**

Community: 4,500 EUR / year

3 **3.5** **260 m2**

Beautifully Semi-Detached Home with Tourist Rental Licence in Miraflores Discover this beautifully semi-detached home in Miraflores. The property combines spacious contemporary living with authentic Spanish charm. The property offers an impressive total constructed area of approximately 335 m², including the garage and terraces. The ground floor features a private garage and three generously sized bedrooms, each with its own bathroom. This comfortable layout provides excellent privacy, making the home ideal for families and visiting guests. The main floor houses the primary living areas, featuring a bright and spacious lounge that flows into a beautifully designed, semi-open kitchen. An arched entrance creates a seamless connection for entertaining while cleverly keeping meal prep and kitchen clutter tucked out of sight from your main dining space. Positioned on the upper level, the main living space and kitchen benefit from an elevated vantage point, where large sliding doors flood the home with natural light and open directly onto the expansive main terrace The spacious terraces provide the perfect setting for outdoor dining, relaxing and enjoying the Costa del Sol lifestyle throughout the year. The property is equipped with hot and cold air conditioning and benefits from a private garage. Residents also have access to beautifully maintained communal garden with 2 swimming pools, including one heated pool. Water and Wi-Fi are included in the community fees, providing additional convenience and helping to keep monthly running costs predictable. An important additional advantage is the property’s existing tourist rental license, offering excellent rental potential and making it particularly attractive as an investment property. Note about community fees: Community fees are higher for the homes with tourist license in place at 490 euros / month. Standard rate, if a homeowner resigns from tourist license, is 375 euros / month. Ideally located close to Miraflores Tennis Club, golf courses, restaurants, shops and the beaches of Mijas Costa, this move-in-ready home is perfectly suited as a permanent residence, holiday home or rental investment.

Setting
- ✔ Suburban
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Urbanisation

Orientation
- ✔ South East Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool
- ✔ Heated Pool

Climate Control
- ✔ Air Conditioning
- ✔ Pre Installed A/C
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating

Views
- ✔ Sea Views
- ✔ Golf Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Ensuite Bathroom

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Alarm System

Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Open Parking
- ✔ Street Parking
- ✔ Private Parking

Utilities
- ✔ Electricity

Category
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment