## Sales - Apartment - Miraflores

# 369.000€











**Ref.-ID: MIBGR5495884** **Miraflores** **Apartment**

**Community: 1,896 EUR / year** **IBI: 522 EUR / year** **Rubbish: 78 EUR / year** **2** **2** **157 m2**

A spacious and bright 2-bedroom, 2-bathroom elevated ground-floor apartment located in the peaceful residential Urb. Sea Flowers, Miraflores, Riviera del Sol, offering an excellent combination of generous living space, outdoor living, golf, beaches and all everyday amenities. The property has 137 m² interior space, and enjoys a south-west orientation with pleasant partial sea views from the main terrace. The heart of the apartment is the impressive 44 m² private terrace, accessed directly from both the living room and kitchen. Partially covered, it provides a comfortable outdoor sitting and dining area with BBQ, making it ideal for enjoying long Mediterranean evenings with family and friends. Both bedrooms have direct access to a second terrace with a north-east orientation and mountain views. This is a particularly peaceful space — perfect for relaxing during the hot summer afternoons when you want to escape the direct sun. The property also offers an additional office / games room, plus a storage room, fitted kitchen, air conditioning, marble flooring and glass doors. The apartment is located in a gated community with communal gardens and 3 swimming pools, and includes underground private parking place and storage room. The apartment is sold unfurnished. Alternatively, there is an option to agree with the owner which items can remain in the property. Location The apartment is situated in a quiet residential area while remaining close to everything you need: Miraflores Golf nearby Approximately 2 km from the beach, including Bombo Beach in La Cala de Mijas Easy access to La Cala de Mijas Lidl, Mercadona and Carrefour within easy reach Restaurants, shops and other amenities nearby Close to schools and public transport Golf and the coast including coastal path Senda Litoral that links La Cala Mijas to Marbella, are easily accessible 20min. to Malaga airport This property is suitable for permanent family living, a second home or an investment. The community allows short-term rentals, and the location, proximity to golf and beaches, and access to amenities make it an interesting option for buyers looking for a property that can also generate rental income. A calm residential setting close to the golf course, beach and all everyday amenities — with the space and terraces that make this apartment particularly comfortable for enjoying life on the Costa del Sol.

**Setting**
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Urbanisation

**Orientation**
- ✔ North East Orientation
- ✔ South West Orientation

**Condition**
- ✔ Good Condition
- ✔ Fair Condition

**Pool**
- ✔ Communal Pool
- ✔ Childrens Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Country Views
- ✔ Panoramic Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Disabled Access
- ✔ Marble Flooring
- ✔ Fiber Optic

**Furniture**
- ✔ Not Furnished
- ✔ Optional Furniture

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex

**Parking**
- ✔ Underground Parking

**Category**
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale