



**Sales - Apartment - Miraflores**  
**319.900€**

**www.mibgroup.es**  
**+34 662 58 96 58**  
**info@mibgroup.es**



**Ref.-ID: MIBGR5121889**

**Miraflores**

**Community: 1,176 EUR / year**

**IBI: 52 EUR / year**

**Rubbish: 425 EUR / year**



**2**



**2**



**125 m<sup>2</sup>**

**Apartment**

JUST REDUCED .LUXURY GROUND FLOOR GATED COMMUNITY. FRONT LINE GOLF. 2 BED 2 BATH APARTMENT MIRAFLORES. ₡ 319,900 WITH EXISTING TOURIST LICENCE. FRONT LINE GOLF APARTMENT, TASTEFULLY DECORATED WITH OPEN PLAN LOUNGE/ FULLY FITTED KITCHEN WITH TOP APPLIANCES. ENTER TO A SPACIOUS LOUNGE AREA. LEADING OUT THROUGH PATIO DOORS TO A VERY LARGE FRONT LINE TERRACE, PERFECT FOR RELAXING, AL FRESCO DINING. COMPLETE WITH AWNINGS FOR SHADE FROM THE AFTERNOON SUN. BEING A CORNER APARTMENT THE PEACE AND TRANQUILITY ARE ABUNDANT. 2 GOOD SIZED BEDROOMS WITH AMPLE WARDROBE SPACE, BOTH BEDROOMS LEAD TO THE TERRACE. 2 GOOD SIZED REFORMED BATHROOMS WITH MARBLE WALL TILING COMPLETE THE PROPERTY. MARBLE FLOORING THROUGHOUT, HOT & COLD AC, SHUTTERED BLINDS, FAST INTERNET & TASTEFULL FURNITURE. ALLOCATED COVERED PARKING SPACE, STOREROOM AND COMMUNITY SOLARIUM. THE GROUNDS BOAST MATURE GARDENS, GRASSED & STATIC AREAS FOR SUNBATHING, BBQ, ASWELL AS SHADED PRIVATE AREAS. CENTRAL TO ALL IS THE AMAZING SWIMMING POOL. THIS AREA BOASTS AMAZING VIEWS OF THE SEA AND SURROUNDING BEAUTY. WALKING DISTANCE TO ALL AMMENITIES INCLUDING SHOPS, BARS, RESTAURANTS, SUPERMARKETS, GOLF, GYMNASIUMS, THE LIST IS ENDLESS AND ONLY A 10 MINUTE WALK TO THE BEACH MAKES THIS PROPERTY GOOD FOR INVESTMENT, HOLIDAY HOME, ALL YEAR LIVING. KEYS IN OFFICE. Large Pool and garden area with well kept mature gardens and amazing views, grassed, seating and shaded areas complete this large space which are extremely quiet and relaxi MUST SEE PROPERTY..KEYS IN OFFICE.

<b>Setting</b>	<b>Condition</b>	<b>Pool</b>	<b>Climate Control</b>	<b>Views</b>	<b>Features</b>
✓ Frontline Golf ✓ Suburban ✓ Close To Golf ✓ Close To Shops ✓ Close To Sea ✓ Urbanisation	✓ Excellent	✓ Communal ✓ Children's Pool	✓ Air Conditioning ✓ Pre Installed A/C ✓ Hot A/C ✓ Cold A/C	✓ Golf	✓ Covered Terrace ✓ Lift ✓ Fitted Wardrobes ✓ Private Terrace ✓ Satellite TV ✓ WiFi ✓ Storage Room ✓ Marble Flooring ✓ Double Glazing ✓ Near Mosque ✓ Near Church ✓ Fiber Optic
<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>	<b>Security</b>	<b>Parking</b>	<b>Utilities</b>
✓ Fully Furnished	✓ Fully Fitted	✓ Communal	✓ Gated Complex ✓ Entry Phone	✓ Underground	✓ Electricity ✓ Drinkable Water ✓ Telephone
<b>Category</b>					
✓ Bargain ✓ Cheap ✓ Golf ✓ Holiday Homes ✓ Investment ✓ Luxury ✓ Reduced ✓ Resale ✓ Contemporary					