

**Sales - House - Riviera del Sol**  
**495.000€**

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**Ref.-ID: MIBGR5287726**

**Riviera del Sol**

**House**

**Community: 1,200 EUR / year IBI: 758 EUR / year**

**Rubbish: 127 EUR / year**



**4**



**2.5**



**184 m2**



**72 m2**

Located in the sought-after Lomas de Riviera Club development, this attractive property is set within a quiet and well-established residential environment, surrounded by extensive green areas, several communal swimming pools and sports facilities, just a short distance from the beach, golf courses and all everyday services. This is a highly versatile home, ideal as a permanent residence, holiday home or investment, thanks to its excellent location and the comprehensive facilities offered by the community. The property is sold furnished and stands out for its generous outdoor spaces and potential to increase the living area. It features a parking area of approximately 60 m², several terraces totalling around 70 m² — two of them covered — and a pleasant private garden with barbecue area and fruit trees such as lemon, cherimoya and avocado, creating a welcoming outdoor setting. Recent improvements include new air conditioning units, an electric water heater and network cabling in all rooms, enhancing comfort and functionality. The property has a First Occupancy Licence (LPO) and a valid tourist licence. A well-maintained home offering outdoor space, privacy and access to excellent communal areas, located in one of the most desirable residential complexes in Riviera del Sol.

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| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Golf</li><li>✓ Close To Town</li><li>✓ Close To Schools</li><li>✓ Close To Forest</li><li>✓ Urbanisation</li></ul>                                                                                                                                                                                                                                                                                                     | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ East</li><li>✓ South</li><li>✓ West</li></ul>        | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul>  | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>                                                | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Hot A/C</li><li>✓ Cold A/C</li><li>✓ Fireplace</li></ul>                                | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Mountain</li><li>✓ Country</li><li>✓ Panoramic</li><li>✓ Garden</li><li>✓ Urban</li><li>✓ Street</li></ul> |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Solarium</li><li>✓ WiFi</li><li>✓ Paddle Tennis</li><li>✓ Tennis Court</li><li>✓ Storage Room</li><li>✓ Utility Room</li><li>✓ Ensuite Bathroom</li><li>✓ Wood Flooring</li><li>✓ Marble Flooring</li><li>✓ Jacuzzi</li><li>✓ Barbeque</li><li>✓ Double Glazing</li><li>✓ Courtesy Bus</li><li>✓ Fiber Optic</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Part Furnished</li></ul>                               | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li><li>✓ Private</li><li>✓ Easy Maintenance</li></ul> | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li><li>✓ Electric Blinds</li><li>✓ Entry Phone</li><li>✓ Alarm System</li><li>✓ 24 Hour Security</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Covered</li><li>✓ More Than One</li><li>✓ Communal</li><li>✓ Private</li></ul>                                         |
| <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li><li>✓ Telephone</li></ul>                                                                                                                                                                                                                                                                                                                                                           | <b>Category</b> <ul style="list-style-type: none"><li>✓ Golf</li><li>✓ Holiday Homes</li><li>✓ Resale</li></ul> |                                                                               |                                                                                                                       |                                                                                                                                                                                   |                                                                                                                                                                               |