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Sales - Apartment - La Quinta

475.000€

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

Ref.-ID: MIBGR5507266 **La Quinta** **Apartment**

Community: 1,680 EUR / year **IBI: 345 EUR / year** **Rubbish: 18 EUR / year** **2** **1** **104 m2**

Apartment in a gated community at the entrance to La Quinta, overlooking La Quinta golf course. Located at the lower part of La Quinta, close to the golf clubhouse and the Westin Hotel, with easy reach to San Pedro, the shops and restaurants of Nueva Andalucía, and quick access to the AP7 for the airport. West facing, with views over the golf course to the sea beyond. This orientation works well through the year: sun through the afternoon and into the evening in winter, and natural shade in summer when the sun sits higher overhead. The property comes with a tourist rental license, making it a solid option for holiday rental income, and equally suited to a couple, small family, or single owner. The entrance hall leads to the kitchen on the right and straight through to the living-dining room, which opens onto a large terrace, well suited to outdoor living and entertaining. Two bedrooms sharing a bathroom sit on the right side of the apartment. There's scope to reconfigure: adding a second bathroom, converting part of the kitchen into an extra bedroom and opening the dining area into an island kitchen, or creating a storage room near the staircase entrance. The community has two large swimming pools and covered parking. Note: some photos have been digitally enhanced, and some personal belongings currently in the property are in the process of being cleared.

Setting
- ✔ Frontline Golf
- ✔ Close To Golf
- ✔ Urbanisation

Orientation
- ✔ West Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Marble Flooring

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Alarm System

Parking
- ✔ Communal Parking

Category
- ✔ Golf