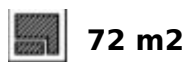


**Sales - Apartment - Arroyo de la Miel**

**215.000€**

Community: 840 EUR / year

IBI: 179 EUR / year



Ground-floor flat with communal swimming pool and social club Discover this cosy ground-floor flat, situated at street level, perfect as a main residence, a second home or an investment property. Its functional layout and excellent location within a residential complex with communal areas make it a superb opportunity. The property features a spacious bedroom, a full bathroom, a fitted kitchen integrated into a comfortable living area, and a practical storage room or utility area, ideal for storage and to make day-to-day chores easier. Situated in a residential development with a communal swimming pool and social club, it offers a pleasant setting to enjoy leisure activities and the good weather all year round. It is important to note that the property, originally intended for commercial use, has undergone a fully legalised change of use to residential, with all documentation in order, guaranteeing a purchase with complete legal certainty. Key features: ✓ Ground-floor flat with direct access from the street. ✓ 1 bedroom. ✓ 1 full bathroom. ✓ Fitted kitchen. ✓ Storage room or utility area. ✓ Communal swimming pool. ✓ Social club. ✓ Change of use to residential property duly legalised. ✓ Ideal as a main residence, second home or investment. A practical and functional property, offering all the amenities and services you need to enjoy an excellent quality of life. Situated in the centre of Arroyo de la Miel, with all amenities within walking distance, including supermarkets, restaurants, schools, a chemist, a health centre, leisure facilities, etc. Book your viewing today!

**Setting**

- ✓ Commercial Area
- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina

**Orientation**

- ✓ South

**Condition**

- ✓ Good
- ✓ Recently Renovated
- ✓ Recently Refurbished

**Pool**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Views**

- ✓ Urban
- ✓ Street

**Features**

- ✓ Near Transport
- ✓ Solarium
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Barbeque
- ✓ Courtesy Bus
- ✓ Near Church
- ✓ Fiber Optic

**Furniture**

- ✓ Optional

**Kitchen**

- ✓ Fully Fitted

**Security**

- ✓ Alarm System

**Parking**

- ✓ Street

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

**Category**

- ✓ Bargain
- ✓ Cheap
- ✓ Distressed
- ✓ Golf
- ✓ Investment
- ✓ Reduced
- ✓ Resale













