

**Ref.-ID: MIBGR5341870**

**Miraflores**

**House**

**Community: 3,240 EUR / year IBI: 968 EUR / year**

**Rubbish: 150 EUR / year**



Discover the perfect blend of comfort and scenery in this charming semi-detached house, situated in the Islas de Miraflores residential development. The property is boasting breathtaking views over the rolling greens of the golf course and distant mountains so typical for the region. From top floor you have partial sea views from various windows. It is well located with only about 10 minutes walk to the beach and very near a commercial complex with supermarket, restaurants, hair and nail salon and more. Even though the main terrace is west facing there are large windows and another terrace area on other side of the property, which enjoys the morning sun giving you sun all day long. Set within over 5,500 m<sup>2</sup> of lush, landscaped communal gardens, the property offers an outdoor lifestyle like no other, featuring two sparkling swimming pools—including one heated for year-round enjoyment. Inside, the 174 m<sup>2</sup> layout is bathed in natural light, offering a seamless flow between the spacious living room with its dining area that opens directly onto a private porch. With three well-appointed bedrooms, two bathrooms (one en suite), and a 26 m<sup>2</sup> private garage with direct access, every detail has been designed for effortless living. Enjoy the best of the Mediterranean sun from your private terrace.

**Setting**

- ✓ Frontline Golf
- ✓ Close To Shops
- ✓ Urbanisation

**Climate Control**

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

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity

**Orientation**

- ✓ West

**Views**

- ✓ Mountain
- ✓ Golf
- ✓ Garden

**Garden**

- ✓ Communal
- ✓ Landscaped

**Category**

- ✓ Resale

**Condition**

- ✓ Excellent

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Fiber Optic

**Security**

- ✓ Gated Complex
- ✓ Alarm System

**Pool**

- ✓ Communal
- ✓ Heated

**Furniture**

- ✓ Optional

**Parking**

- ✓ Garage
- ✓ Covered
- ✓ Private

































