

**Ref.-ID: MIBGR5378308**

**Miraflores**

**Apartment**

**Community: 3,192 EUR / year IBI: 327 EUR / year**

**Rubbish: 82 EUR / year**



**2**



**1**



**65 m2**

First-floor apartment located in Miraflores, one of the most established and beautifully maintained communities on the Costa del Sol. Surrounded by lush tropical gardens and immaculate green areas, the urbanisation offers a peaceful and private setting with large communal swimming pools and a high-quality residential atmosphere. There is also a gym within the complex. The property offers 65,64 m<sup>2</sup> built inside plus an impressive 72 m<sup>2</sup> terrace. Thanks to its generous size and pleasant orientation, the terrace becomes a true extension of the living space, perfect for creating several outdoor areas for dining, relaxing, or entertaining. The apartment features two bedrooms, one bathroom, an independent kitchen, and a bright living room with direct access to the terrace and open views over the gardens and natural surroundings of Miraflores. The property is in fair condition throughout, although it would benefit from a light refurbishment to modernise certain finishes and maximise its full potential. Ideally located just a few minutes from the beach, golf courses, restaurants, padel/ tennis courts, and all amenities are close this apartment. There is also an excellent connection with the A-7/AP-7 Distances: Miraflores is just 20-minutes' drive from Marbella, 15-minute drive from Fuengirola and 35 minutes from the airport. Miraflores 18-hole Golf Club House: 1,5 km "Max-beach" Beach Restaurant: 1,6 km "El Oceano" Beach Club: 2,5 km Mijas Costa coastal wooden path/beach promenade: 800m

**Setting**

- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Urbanisation

**Climate Control**

- ✓ Air Conditioning

**Kitchen**

- ✓ Fully Fitted

**Category**

- ✓ Holiday Homes
- ✓ Investment

**Orientation**

- ✓ South West

**Views**

- ✓ Sea
- ✓ Garden

**Garden**

- ✓ Communal

**Condition**

- ✓ Good

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Gym
- ✓ Tennis Court
- ✓ Ensuite Bathroom

**Parking**

- ✓ Underground

**Pool**

- ✓ Communal

**Furniture**

- ✓ Part Furnished

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water





























