



Продажа - Дом - Riviera del Sol  
**595.000€**

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Ref.-ID: MIBGR5300482

Riviera del Sol

Коммунальные: 2,280 EUR / год

ИБИ: 684 EUR / год



3



3



148 m<sup>2</sup>

Дом

Bright and spacious detached villa with private pool on terrace, yet located in a gated community. This unique property is distributed over two floors, the ground floor comprising a hallway, stunning lounge/dining room with open plan, newly fitted modern kitchen with a central island area. From the lounge through large patio doors is the newly retiled terrace with private pool, overlooking Miraflores Golf Course. There is also a guest cloakroom and utility area/storage room. On the upper floor level is the very spacious master bedroom with an en-suite bathroom, 2 further double bedrooms, and a family bathroom. The property also has a private garage, accessed via a gated communal driveway. In addition, the current owner has converted a basement area into a self-contained studio apartment, perfect for those extra guests! The community comprises pathways, subtropical trees, plants, and flowers, and is beautifully maintained. It is located in the heart of the lower Riviera del Sol, just a short walk to local shops, bars, and restaurants, and even the beach and public transport. This property is a perfect family home but offers superb rental income potential too! This community permits short-term rentals. Indoor built area: 110m<sup>2</sup>. Terrace: 15m<sup>2</sup>. Parking space: 23m<sup>2</sup>. Total: 148m<sup>2</sup>. Community fees: €190 per month. IBI fees: €684 per year.

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|---|---|---|--|--|---|
| <b>Расположение</b>   | <b>ОРИЕНТАЦИЯ</b>   | <b>Состояние</b>  | <b>бассейн</b>                                   | <b>Климат-контроль</b>   | <b>вид</b>  |
| <input checked="" type="checkbox"/> Первая линия гольфа<br><input checked="" type="checkbox"/> Рядом с гольф-полем<br><input checked="" type="checkbox"/> Рядом с магазинами<br><input checked="" type="checkbox"/> Рядом с морем<br><input checked="" type="checkbox"/> Близко к школам<br><input checked="" type="checkbox"/> Урбанизация   | <input checked="" type="checkbox"/> Юго-запад<br><input checked="" type="checkbox"/> Запад  | <input checked="" type="checkbox"/> Отличное<br><input checked="" type="checkbox"/> Недавно отремонтированная | <input checked="" type="checkbox"/> Приватный    | <input checked="" type="checkbox"/> Кондиционер<br><input checked="" type="checkbox"/> Кондиционер холодного воздуха<br><input checked="" type="checkbox"/> Кондиционер горячего воздуха | <input checked="" type="checkbox"/> Гольф<br><input checked="" type="checkbox"/> Сад  |
| <b>Особенности</b>  | <b>Мебель</b>   | <b>Кухня</b>  | <b>Сад</b>                                       | <b>меры безопасности</b>   | <b>Парковка</b>   |
| <input checked="" type="checkbox"/> Крытая терраса<br><input checked="" type="checkbox"/> Встроенные шкафы<br><input checked="" type="checkbox"/> Рядом с транспортом<br><input checked="" type="checkbox"/> Приватная терраса<br><input checked="" type="checkbox"/> Спутниковое телевидение<br><input checked="" type="checkbox"/> WiFi<br><input checked="" type="checkbox"/> Кладовка<br><input checked="" type="checkbox"/> Ванная комната<br><input checked="" type="checkbox"/> Двойные стеклопакеты<br><input checked="" type="checkbox"/> Возле церкви<br><input checked="" type="checkbox"/> Подвал<br><input checked="" type="checkbox"/> Оптическое волокно | <input checked="" type="checkbox"/> Без мебели  | <input checked="" type="checkbox"/> Полностью оборудованная   | <input checked="" type="checkbox"/> Общественный | <input checked="" type="checkbox"/> Огражденный комплекс<br><input checked="" type="checkbox"/> Сигнализация   | <input checked="" type="checkbox"/> Гараж<br><input checked="" type="checkbox"/> С навесом<br><input checked="" type="checkbox"/> Приватная |
| <b>Коммунальные услуги</b>  | <b>Категория</b>  |   |  |  |   |
| <input checked="" type="checkbox"/> Электричество<br><input checked="" type="checkbox"/> Питьевая вода  | <input checked="" type="checkbox"/> Выгодное предложение<br><input checked="" type="checkbox"/> Гольф<br><input checked="" type="checkbox"/> Дома для отдыха<br><input checked="" type="checkbox"/> Инвестиции<br><input checked="" type="checkbox"/> Перепродажа |   |  |  |   |