

**Ref.-ID: MIBGR5337145**

**Arroyo de la Miel**

**Апартамент**

**Коммунальные: 372 EUR / год**

**ИБИ: 266 EUR / год**



**2**



**1**



**71 m2**

**\*\*Opportunity in Arroyo de la Miel – property with great potential and excellent price\*\*** Apartment for sale in a well-established area of Arroyo de la Miel, surrounded by all services, shops, and transport options, offering an excellent price-quality ratio, as similar properties in the area are listed at higher values. The property features two exterior bedrooms, a spacious kitchen with a separate laundry area, a bright living room with direct access to the terrace, and a full bathroom. Additionally, it includes an extra room next to the living room, ideal as an office, walk-in closet, guest room, home workspace, playroom, or additional storage. The building offers communal parking, and street parking in the area is also very easy. It also includes a storage room at the rear of the building, providing a very practical extra space. Located on the first floor, with convenient access from two streets, which facilitates entry and mobility. An ideal home for couples starting out, as a primary residence, or as an investment for long-term rental, thanks to its location and competitive price. The indicated price does not include purchase-related expenses as established by current laws (Property Transfer Tax or VAT, notary fees, registry fees, administrative costs, etc.). Additional costs to be paid by the buyer include: Property Transfer Tax (ITP) at 7% of the purchase price, notary fees, and land registry registration. A copy of the property information sheet is available at our office, in accordance with Royal Decree of October 11. The information provided is for informational purposes only and has no contractual value. The offer is subject to errors, price changes, omissions, availability, and/or withdrawal from the market without prior notice.

**ОРИЕНТАЦИЯ**

✓ Юг

**Состояние**

✓ Хорошее

**Климат-контроль**

✓ Кондиционер  
✓ Центральное отопление

**Особенности**

✓ Лифт  
✓ Кладовка

**Мебель**

✓ Частично меблированный

**Кухня**

✓ Полностью оборудованная

**Коммунальные услуги**

✓ Питьевая вода

















