



Sales - Apartment - Miraflores  
**340.000€**

[www.arbatstates.com](http://www.arbatstates.com)  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
[info@arbatstates.com](mailto:info@arbatstates.com)



Ref.-ID: R4799314

Miraflores

Apartment

Community: 2,244 EUR / year

IBI: 516 EUR / year

Rubbish: 66 EUR / year



2



2.5



103 m<sup>2</sup>

2 Bedroom Ground Floor Duplex Apartment. Fully reformed to a very high standard. Benefits from being located in the famous and highly sought-after area called "The Miraflores Resort, Albama". The apartment offers beautiful garden views with a south-west facing garden and upper terrace that gives you the feeling of a private peaceful space to relax or sunbathe. The complex has 3 swimming pools and onsite restaurant. Perfect for golf lovers, as positioned within a few minutes drive to one of the most popular golf courses in the Costa Del Sol region of Spain. Here are some amazing things about this apartment that offer the buyer and also non-golfers: The beach is only minutes away, there are plenty of shops, hairdressers, bars, restaurants within walking distance.... The Miraflores resort is a very popular, yet a quiet neighborhood, that is famous for its lush gardens and the tree lined road that shields the buildings from traffic noise. You will find a tennis club and the lawn bowling green just a few minutes walking distance from the apartment. This property benefits from having everything you could wish for, just a couple of minutes walk away. Having a car is useful, but not necessary, as within walking range, along an amazing beach front promenade you have the beautiful and lively village called La Cala, where you will find plenty of restaurants and the popular street market on every Wednesday and Saturday, if you wish, you can enjoy with your family/friends the great nightlife La Cala has to offer with some fantastic social bars and make the memories you will never forget, also not forgetting the beautiful golden sand beach area with truly some of the best beach bars and restaurants you will find on the coast. If you want to venture out a bit further, you will find the famous Fuengirola just 10 minutes away by car or enjoy a 20 minute bus ride along the sea front stretch of the A7 dual carriage way with absolutely breathtaking sea views. While venturing up the coast you will find Marbella/Puerto Banus are accessible by a 20 minutes drive or a little bit longer by the fantastic local transport system. A few things that make this truly superb apartment a great buy are it's perfect for first time buyers, a family holiday home, amazing for a holiday rental property. 103sqm

#### Setting

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Urbanisation

#### Features

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Restaurant On Site
- ✓ Fiber Optic

#### Utilities

- ✓ Electricity
- ✓ Drinkable Water

#### Orientation

- ✓ East
- ✓ West

#### Furniture

- ✓ Fully Furnished

#### Condition

- ✓ Excellent
- ✓ Recently Renovated

#### Kitchen

- ✓ Fully Fitted

#### Pool

- ✓ Communal
- ✓ Children's Pool

#### Garden

- ✓ Communal

#### Climate Control

- ✓ Air Conditioning

#### Security

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone

#### Views

- ✓ Garden
- ✓ Pool
- ✓ Street

#### Parking

- ✓ Street