

**Sales - Apartment - Arroyo de la Miel**  
**276.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R5321209**

**Arroyo de la Miel**

**Apartment**

**Community: 600 EUR / year**

**IBI: 189 EUR / year**

**Rubbish: 84 EUR / year**



**3**



**1**



**82 m2**

Looking for the convenience of having everything within easy reach without sacrificing peace and quiet? This apartment in the heart of Arroyo de la Miel is the opportunity you've been waiting for. Located in a prime area, just 400 meters from the commuter train station and all amenities, including schools and restaurants. It's a 1st floor apartment **WITHOUT AN ELEVATOR** The apartment stands out for its freshness: it has just been painted and features newly installed, high-quality vinyl flooring throughout, adding warmth and durability. What makes this apartment special: Bedrooms: 3 spacious bedrooms, perfect for families or for creating a bright home office. Bathroom: Recently renovated with a modern and functional design. Private Terrace with Storage Room: East-facing, ideal for enjoying a coffee. A move-in ready apartment, ideal both as a primary residence and as an investment due to its high rental yield.

**Setting**

- ✓ Commercial Area
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools

**Orientation**

- ✓ East

**Condition**

- ✓ Good

**Climate Control**

- ✓ Air Conditioning

**Views**

- ✓ Garden
- ✓ Courtyard

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Wood Flooring
- ✓ Double Glazing

**Furniture**

- ✓ Not Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Communal

**Security**

- ✓ Entry Phone

**Parking**

- ✓ Street

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Gas

**Category**

- ✓ Cheap
- ✓ Distressed
- ✓ Resale