EK
ARBAT ESTATES

Sales - Apartment - La Mairena

499.000€

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

Ref.-ID: R5417629 | **La Mairena** | **Apartment**

Community: 4,320 EUR / year | **IBI: 626 EUR / year** | **Rubbish: 260 EUR / year** | **3** | **2** | **148 m2**

This elegant three-bedroom middle floor apartment, complete with secure garage parking for more than one vehicle, is situated in the highly sought-after area of La Mairena, Costa del Sol. Offering a harmonious blend of comfort, style, and convenience, the property boasts a generous built area of 148 m² complemented by a spacious 53 m² terrace, providing ample space for both indoor and outdoor living. Located within a peaceful setting close to golf courses, local towns, schools, and nature forests, residents benefit from a tranquil environment featuring a large communal pool perfect for relaxation and leisure. The apartment is presented in excellent condition throughout and features a modern, fully fitted kitchen seamlessly connecting to the living spaces. Ideal for year-round comfort, the property is equipped with comprehensive climate control, including pre-installed and hot air conditioning. The layout comprises three well-proportioned bedrooms with fitted wardrobes offering ample storage, including a master suite with an en-suite bathroom, alongside a secondary full bathroom. A highlight of this apartment is its desirable East and South-East orientation, allowing for beautiful natural light to flood the private and covered terrace spaces. Designed with accessibility in mind, the building features lift access and full accommodation for people with reduced mobility. Additional practical perks include a dedicated utility room, a separate storage room, and electric blinds for enhanced security and privacy. Ideally positioned to offer both tranquility and accessibility to nearby amenities, this property represents an outstanding opportunity for those seeking a refined home or a premium holiday retreat on the Costa del Sol.

Setting
- ✔ Close To Golf
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Forest

Orientation
- ✔ East
- ✔ South East

Condition
- ✔ Excellent

Pool
- ✔ Communal

Climate Control
- ✔ Air Conditioning
- ✔ Pre Installed A/C
- ✔ Hot A/C

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Access for people with reduced mobility

Kitchen
- ✔ Fully Fitted

Security
- ✔ Electric Blinds

Parking
- ✔ Garage
- ✔ Covered
- ✔ More Than One

Category
- ✔ Resale