EK
ARBAT ESTATES

Sales - Apartment - Miraflores

360.000€

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Ref.-ID: R5477818

Miraflores

Apartment

Community: 2,040 EUR / year

IBI: 407 EUR / year

Rubbish: 150 EUR / year

2 **2** **115 m2**

Bright and Stunning 2nd-Floor Apartment with Panoramic Views of Miraflores Golf Do you dream of living in scenic surroundings with space for both relaxation and activity? Then this lovely 2nd-floor apartment is perfect for you. Here, you get a light-filled home with an unobstructed, lush view, updated facilities, and fantastic communal areas that invite pure enjoyment. Layout and Updated Features As you step into the apartment, you are welcomed by a spacious and neat entrance hall leading directly into the heart of the home: the fantastic open-plan kitchen and living area. The open plan creates an airy feel and ensures wonderful natural light throughout the day. The kitchen is highly functional, and as a major plus, all appliances have been replaced within the last 4 years. Additionally, the air conditioning system was fully replaced just a year ago, guaranteeing a perfect indoor climate and low energy costs year-round. From the living room, there is direct access to a delightful southwest-facing terrace. This positioning is ideal, meaning you enjoy the sun from midday right until sunset. Here, you can spend long, warm evenings taking in the beautiful green views of Miraflores Golf, as well as the community's park-like garden and inviting pool area. The apartment also features a great layout with two bright, spacious bedrooms and two full bathrooms. This makes the home ideal for couples, families, or anyone who wants ample space for overnight guests. Solid Property and Luxurious Communal Facilities You will be part of a highly organized homeowners' association with well-managed operations and maintenance. The entire property is in excellent, solid condition, and the freshly painted buildings create a remarkably presentable and well-maintained first impression. Outdoor life is elevated by the luxurious communal areas. The beautifully landscaped garden invites peaceful strolls, and next to the large shared pool, you will find a cozy covered lounge area—the perfect spot to enjoy a cold refreshment in the shade. For active residents, the association's private, well-equipped fitness area is an extra privilege. Practical and Extra Spacious for Everyday Living To make daily life as convenient as possible, the property includes exceptional parking and storage features. The apartment comes with an extra-wide parking space for hassle-free arrivals, as well as an extra-large basement storage unit—perfect with ample space for golf equipment, bicycles, and suitcases. In short, you get: Bright 2nd-floor apartment in a solid, freshly painted, and well-maintained building. Southwest-facing terrace with sun from midday to sunset and green views of the golf course. Open-plan living and kitchen area with all appliances replaced within the last 4 years. New air conditioning system (only 1 year old). 2 bedrooms and 2 full bathrooms. Extra-wide parking space and an extra-large storage unit. Well-run homeowners' association with a beautiful garden, pool, covered lounge area, and fitness facility. Does this sound like your next dream home? Contact us today to arrange a viewing and experience the wonderful atmosphere for yourself!

Setting
- ✔ Frontline Golf
- ✔ Close To Golf
- ✔ Urbanisation

Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Views
- ✔ Golf Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Gym
- ✔ Utility Room
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone

Parking
- ✔ Underground Parking

Utilities
- ✔ Electricity

Category
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale