EK
ARBAT ESTATES

## Sales - Apartment - Miraflores

## 389.000€

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**Ref.-ID: R5548750** | **Miraflores** | **Apartment**

**Community: 3,084 EUR / year** | **IBI: 336 EUR / year** | **Rubbish: 78 EUR / year** | **2** | **1** | **77 m2**

Beautifully Renovated 2-Bedroom Garden Apartment with Sea Views in Miraflores only 3 minutes’ walk to the beach An exceptional opportunity to enjoy Mediterranean living in one of the most sought-after residential complexes on the Costa del Sol. Discover this beautifully presented, fully renovated ground-floor apartment in the prestigious five-star Miraflores residential complex, surrounded by magnificent tropical gardens, beautifully maintained communal areas and superb leisure facilities, just a three-minute walk from the beach. Combining modern comfort with Mediterranean charm, this lovely property offers two spacious bedrooms, a stylish contemporary interior, private outdoor living areas and delightful views across the lush gardens towards the Mediterranean Sea. A beautiful home, inside and out The apartment welcomes you into a bright, tastefully decorated living and dining area, featuring elegant furnishings, natural tones and large sliding doors opening directly onto a wonderful covered terrace and the beautifully landscaped communal gardens. Start your morning with sunshine and breakfast on the terrace and enjoy the midday sun in the garden The covered terrace offers a wonderful outdoor living space, ideal for al fresco dining, entertaining friends or simply relaxing with a glass of wine while enjoying the peaceful green surroundings and glimpses of the Mediterranean Sea. Stylish interiors and modern comforts The apartment was completely renovated a few years ago and has been beautifully maintained, offering a comfortable, move-in-ready home. It features two generously sized double bedrooms, both with built-in wardrobes, bedroom shutters and hot-and-cold air conditioning. The modern bathroom is tastefully finished and includes a bathtub with shower. The fully fitted contemporary open plan kitchen offers everything needed for comfortable everyday living, including an oven, microwave, dishwasher and fridge-freezer, together with an attractive dining area. Further improvements include double-glazed windows throughout and hot-and-cold air conditioning in all rooms, ensuring year-round comfort. An additional storage room offers the exciting possibility of conversion into a second bathroom. Five-star resort-style living Miraflores is renowned for its beautiful tropical gardens, peaceful residential atmosphere and excellent communal facilities. Residents can enjoy a magnificent large swimming pool surrounded by landscaped gardens and sunbathing areas. During the high season, the poolside bar and restaurant serves delicious food and refreshing drinks, creating a wonderful holiday atmosphere right on your doorstep. The wider Miraflores area also offers excellent sporting and leisure facilities, including tennis and paddle, making this a fantastic location for those who enjoy an active outdoor lifestyle. Fantastic location – everything within easy reach Perfectly situated in the heart of Mijas Costa, the apartment is just a short stroll from the beach, supermarkets, shops, bars and restaurants. Its excellent location provides easy access to some of the Costa del Sol’s most popular destinations: • 3 minutes’ walk to the beach, shops and restaurants • 5 minutes’ drive to the charming seaside village of La Cala de Mijas • 15 minutes’ drive to Marbella town centre • 25 minutes’ drive to Málaga International Airport The property benefits from communal residential parking spaces nearby. In addition, the current owners rent a covered parking space in the neighbourhood, with the possibility for the new owners to take over the rental arrangement. A wonderful opportunity on the Costa del Sol Whether you are looking for a permanent residence, a stylish holiday retreat or a second home by the Mediterranean, this beautiful garden apartment offers an exceptional combination of location, comfort and lifestyle.

**Setting**
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Urbanisation

**Orientation**
- ✔ East Facing
- ✔ South Facing

**Condition**
- ✔ Excellent Condition
- ✔ Recently Renovated

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Sea Views
- ✔ Panoramic Views
- ✔ Garden Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Disabled Access
- ✔ Double Glazing
- ✔ Near Church
- ✔ Fiber Optic

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden
- ✔ Landscaped Garden

**Security**
- ✔ Gated Complex
- ✔ Safe

**Parking**
- ✔ Communal Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Holiday Homes
- ✔ Resale