



Reference: **R5299714** Location: **Miraflores**

Description: SUPERB HIGH QUALITY AND EXTREMELY SPACIOUS TWO BEDROOM APARTMENT LOCATED IN A MUCH SOUGHT-AFTER COMMUNITY IN MIRAFLORES THAT DIRECTLY OVERLOOKS MIRAFLORES GOLF COURSE. OCCUPYING A PRIME CORNER POSITION, THE PROPERTY HAS A GOOD SIZE VERY SUNNY TERRACE WITH SEA VIEWS AND AN OPEN ASPECT OVERLOOKING MIRAFLORES GOLF. THE APARTMENT ITSELF HAS BEEN FINISHED TO VERY HIGH STANDARDS THROUGHOUT WITH UPVC DOUBLE GLAZING, CREAM MARBLE FLOORING AND MARBLE BATHROOMS, WINDOW BLINDS AND HOT AND COLD AIR-CONDITIONING.

THE PROPERTY BRIEFLY COMPRISES: ENTRANCE HALLWAY WITH FITTED WARDROBE, LUXURY INDEPENDENT KITCHEN WITH GRANITE WORKTOPS, EXTREMELY SPACIOUS OPEN PLAN LOUNGE AND DINING AREA, DOUBLE GUEST BEDROOM WITH FITTED ROBES, GUEST SHOWER ROOM WITH BATH, IMPRESSIVE MASTER SUITE WITH AMPLE FITTED ROBES AND EN-SUITE BATHROOM THAT HAS A LARGE WALK-IN SHOWER. THE SPACIOUS TERRACE CAN BE ACCESSED FROM TWO PATIO DOOR ENTRANCES FROM THE LOUNGE AS WELL AS FROM PATIO DOORS OFF THE SECOND BEDROOM.

THE COMPLEX IS BEAUTIFULLY MAINTAINED WITH MATURE GARDENS, POOL AREA AND COMMUNAL SOLARIUM. SITUATED IN A QUIET CUL-DE-SAC YET ONLY 3 MINS WALK TO BARS, RESTAURANTS AND SUPERMARKET AS WELL AS HAVING A LOCAL BUS STOP JUST 100M AWAY. THE PROPERTY COMES WITH A LARGE UNDERGROUND GARAGE SPACE AND A LARGER THAN AVERAGE STORAGE ROOM.

THIS APARTMENT IS IMMACULATEDLY PRESENTED WITH SUPERB FINISHES, IS IN AN IDEAL LOCATION AND HAS GREAT SEA AND GOLF VIEWS. IT REALLY NEEDS TO BE SEEN TO FULLY APPRECIATE ALL IT HAS TO OFFER!

Type: **Middle Floor Apartment** Beds: **2** Baths: **2**

Build Size: **131 m²** Terrace: **22 m²**

Price: **€ 399,000**

Community Fees: **€ 180 / month** IBI Fees: **€ 610 / year**

Setting: **Frontline Golf, Close To Shops, Close To Sea, Close To Schools**

Orientation: **South, South West**

Condition: **Excellent**

Pool: **Communal**

Climate Control: **Air Conditioning**

Views: **Sea, Golf**

Features: **Lift, Fitted Wardrobes, Near Transport, Private Terrace, Storage Room, Ensuite Bathroom, Marble Flooring, Double Glazing, Fiber Optic**

Furniture: **Optional**

Kitchen: **Fully Fitted**

Garden: **Communal**

Security: **Gated Complex, Entry Phone**

Parking: **Underground**

Utilities: **Electricity, Drinkable Water**

Category: **Golf, Holiday Homes, Investment, Luxury, Resale**

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