



## MIDDLE FLOOR APARTMENT WITH 2 BEDROOMS

📍 La Mairena

**REF# R4310698 – 320.000€**



2  
Beds



2  
Baths



90 m<sup>2</sup>  
Built



25 m<sup>2</sup>  
Terrace

This Exclusive Luxurious Modern apartment is located in La Floresta de la Mairena, with open panoramic unobstructed views to the Sea, Coast, Mountain and Forest as shown in the photos ,

The Apartment has 2 complete bathrooms, an open-plan kitchen and a terrace which is directly accessible from both the lounge and the master bedroom. All units are built to the highest standard with first-class finishes including a modern designed integrated kitchen with quartz worktop, thermal and acoustic insulation, air-conditioning, solar powered heater and automatic permanent ventilation system in all rooms. Each block has its own elevator and exterior carpentry finishes in aluminium

There is Solar system /hot water.(Very low running cost in general, low community fee, low tax, etc)

The Apartment has a direct entrance with no steps directly from the main entrance, to your private parking place directly to your block and to the apartment, there is also a Lift but you will not need to use it to access the apartment.

La Floresta de Mairena is a gated residential in a beautiful environment, declared a natural biosphere reserve by UNESCO, and only 7 kilometres from Elviria beach, east of Marbella. The residential is surrounded by a strikingly beautiful cork forest with sea views. La Mairena is a residential area you can enjoy all year round having a relaxed atmosphere, undisturbed by any noise from traffic yet close to good-quality road links to the centre of Marbella.

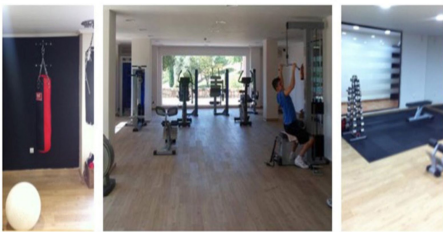
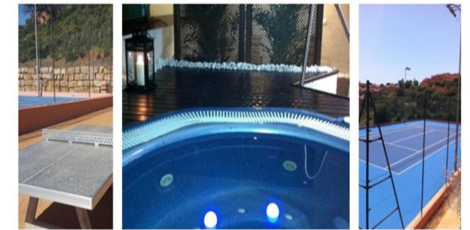
La Floresta de la Mairena is located in the proximity of the famous German college and just a few minutes walk to El Soto Golf.

The property also have a great benefit that the community fees are very low and gives access to the golf course El Soto, 9 holes, par 3, which also has a gym, sauna SPA, paddle, Avatel WIFI Internet, around 200 TV Channels, game rooms and a clubhouse with restaurant. 5 minutes by car, you can also enjoy the famous 36-hole La Cala golf course and the Santa Maria Golf course. The complex has 2 swimming pools, communal gardens and Private parking Space for each apartment and more open parking space for guests too to park inside the Urb.

NOTE: Must See, The views in Reality is much better than the photos.

Please request the full Brochure/ Great investment with the lowest running cost.





VIVIENDA TIPO A / APARTMENT TYPE A

VIVIENDA - 2 HABITACIONES APARTMENT - 2 BEDS	
Sup. Habitable Living Area	83,68 m <sup>2</sup>
Sup. Construida Built Area	67,50 m <sup>2</sup>
Terraza Terrace	10,62 m <sup>2</sup>
Sup. Comunitaria Common	25,74 m <sup>2</sup>
Sup. Total Total	122,84 m <sup>2</sup>