



## DETACHED VILLA WITH 3 BEDROOMS

📍 Riviera del Sol

**REF# R4763641 – 399.999€**

IBI

1300 €/YEAR

Garbage

134 €/YEAR

Community

2280 €/YEAR



3

Beds



2.5

Baths



124 m<sup>2</sup>

Built



30 m<sup>2</sup>

Terrace

Excellent location! Just 2-minute walk to the popular restaurant Rocca Grill, known for its amazing steaks and wine. Within a 10-minute walk, you'll find more great restaurants, supermarkets, bars, pharmacy, playground, tennis and golf club, and much more. The beach and the famous Max Beach Club and

Restaurants are only a 20-minute walk from the house.

The location is perfect for those who appreciate tranquility but still want to be close to town. Nearby are La Cala de Mijas and Fuengirola in one direction, and Marbella in the other. Malaga Airport is just a 25-minute drive away.

The house features 3 spacious bedrooms, each with built-in wardrobes and windows. There are 2 bathrooms upstairs (1 ensuite) with bathtubs and an additional toilet downstairs by the hallway. The living room is spacious and offers direct access to the lovely west-facing terrace with stunning views of Miraflores Golf and the surrounding mountains. The terrace also includes a private (heated) plunge pool.

The kitchen is generously sized and equipped with a dishwasher, fridge and freezer, oven, microwave, and a faucet that is only 2 years old. There is a storage room in the hallway and a utility room by the living room with a washing machine. Some neighbouring houses have opened up their kitchens and included an island. The air conditioning system throughout the house has been upgraded, and the living room is equipped with a fan, providing fresh air circulation.

There's plenty of space beneath the house to add another level. The neighbour house has utilized this space into a separate apartment with a large terrace area.

A private parking space is included in the price, and there is free parking available outside the complex.

The complex is beautiful, well-maintained, and gated.

Holiday rental:

This house, equipped with a tourist license, is nearly fully booked for the summer. It's very popular among families due to its location and private pool. We manage the rentals and can provide you with an overview of its financial performance.

Don't hesitate! This property will not stay long on the market!





