



## MIDDLE FLOOR APARTMENT WITH 2 BEDROOMS

📍 Guadalmina Baja

**REF# R4808776 – 640.000€**

Community

3600 €/YEAR



2  
Beds



2  
Baths



144 m<sup>2</sup>  
Built



40 m<sup>2</sup>  
Terrace

Beautiful apartment, recently refurbished, ready to move into. It is a first floor, south facing, with lovely open views to the beautiful communal garden. The living room, of 50 meters, has a large dining area, as well as living area, with fireplace, surround light system, with access to a bright terrace, about 40 meters, partially covered, which serves as a second living room. The kitchen is fully equipped with laundry area. The flat has

2 bedrooms, very spacious, with two complete bathrooms en suite. The urbanization where is located, is one of the most demanded and exclusive in the area of Guadalmina Baja. It has large gardens, two swimming pools, barbecue area and children's area too. The flat is sold with parking space included.

Among the improvements that have been made recently are:

All the closing are top quality. Total soundproofing. Thermal insulation. Living room sliding doors (CP130) with anti-vandal glass with similar or higher resistance to a wall.

Bedroom door (CP68) Burglar-proof room shutter. Set of lamps and spotlights, DALI system. Lutron home automation system, the best brand on the market.

All shutters and blinds with electric motor. Domotised, with automatic up and down programs in solar time, not fixed. Automatic wind collection system.

Programmable automatic watering system. General faucet, with electric lock. Top quality taps. Top quality shower systems, (MZ) shower trays (Neo Plus Kromat) and screens. Electric radiators (Funky L/EE). Wall hung toilet and bidet in main bathroom with concealed cistern (Geberit/Duravit).

All top of the range appliances, Miele and Siemens. Bora ceramic hob with built-in smoke filter. Miele built-in coffee machine. Corian worktops.

Awnings and blinds. New air conditioning. Air Zone system. Mitsubishi brand.

Italian Blow fans. Ultra silent.



