



## MIDDLE FLOOR APARTMENT WITH 3 BEDROOMS

📍 Alhaurín el Grande

**REF# R4853107 – 347.000€**

IBI

235 €/YEAR

Garbage

82 €/YEAR

Community

1068 €/YEAR



3

Beds



2

Baths



100 m<sup>2</sup>

Built



35 m<sup>2</sup>

Terrace

Unique 2022 home near the center of Alhaurin el Grande!

We present you an exclusive, modern and luxurious 3 bedroom, 2 bathroom elevated ground floor that

looks and feels like a first floor apartment of 132m<sup>2</sup>, including the terrace (85m<sup>2</sup> useful in the house) in a privileged location; a few minutes walk from the center, 5 minutes by car from the main road to Marbella, Fuengirola, Mijas, Malaga, 25 minutes from the sea and the airport.

After entering the perfectly maintained complex with a total of 12 apartments, walking from the elegant entrance hall or driving from the underground parking (the apartment includes 2 parking spaces) and exiting the elevator, you will immediately feel relaxed. If you then open the entrance door, you access the hallway where there are three bedrooms with built-in wardrobes and large windows. The master bedroom has an en-suite bathroom, the other two share a bathroom.

Then you reach the bright living room with a large open kitchen of 35 m<sup>2</sup>, followed by a 12 meter long terrace (33 m<sup>2</sup>) with several cozy seating areas and lounges from where you have a view of the large roundabout, the Parque de la Libertad and the mountains. If you get too hot in the sun (southeast orientation), you can take the elevator to the top floor for a refreshing dip because this complex has a rooftop pool and a sun terrace all year round. From here you have impressive views of the city, the Guadalhorse valley and the beautiful mountains of the Sierra de Mijas.

This spacious apartment offers you the opportunity to live in one of the most sought-after apartment complexes in the area, as new (completed in 2022), something that is not common in this type of central location. Alhaurin el Grande is known for its fair, festivals and restaurants; culinarily this city is second to none. The atmosphere is pleasant and it is the combination of the Costa del Sol -international and authentic- that makes Alhaurin el Grande a very pleasant place to live or spend your holidays.

This house is truly a one of a kind and is, furniture included, for sale for €349,000.







