



## DUPLEX WITH 3 BEDROOMS

📍 Riviera del Sol

**REF# R4880710 – 500.000€**

IBI

673 €/YEAR

Garbage

127 €/YEAR

Community

1284 €/YEAR



3

Beds



2

Baths



152 m<sup>2</sup>

Built



46 m<sup>2</sup>

Terrace

Discover your dream home in this exquisite semi-detached house nestled within a secure gated complex, just 800 metres from the renowned Miraflores golf course. This property boasts a generous 155 m<sup>2</sup> of living space, featuring 3 spacious bedrooms and 3 well-appointed bathrooms. The ground floor offers a

convenient bedroom with an en-suite bathroom, perfect for mobility access, alongside a stylish cloakroom.

The heart of the home is the expansive lounge diner, complete with a cozy working fireplace and large windows that flood the space with natural light. The modern kitchen is equipped with brand-new white goods, ensuring a seamless culinary experience. Step outside to enjoy the private garden or one of the three terraces, including a BBQ and seating area ideal for entertaining.

Upstairs, you'll find two additional bedrooms and the main bathroom, providing ample space for family living. Built in 2004 and maintained in excellent condition, this home also includes fitted wardrobes, electric heating, and a west-facing orientation to capture stunning sunsets. With a plot size of 200 m<sup>2</sup>, a car port, and energy ratings of class G for consumption and class G for CO<sub>2</sub> emissions, this property is not only beautiful but practical. Don't miss the opportunity to make this house your forever home!



