



## GROUND FLOOR APARTMENT WITH 2 BEDROOMS

📍 Riviera del Sol

REF# R5426200 – 400.000€

IBI

580 €/YEAR

Garbage

89 €/YEAR

Community

3000 €/YEAR



2

Beds



2

Baths



122 m<sup>2</sup>

Built



50 m<sup>2</sup>

Terrace

Beautifully presented and unusually large 2?bed, southeast?facing ground?floor apartment in the prestigious Las Olas luxury complex, Riviera del Sol (Mijas Costa). Ideally located just minutes from the renowned Miraflores Golf Club, this spacious property offers exceptional indoor–outdoor living with lovely sea views and access to one of the area’s most sought?after developments. Property Features • Exceptionally large 42m<sup>2</sup> lounge with double sliding glass doors • Huge 42m<sup>2</sup> southeast?facing terrace with

VILLA ONE Luxury Homes **T** | +34 687 83 44 03 **E** | info@villaone.es **W** | villaone.es

**D** | Avda. Ricardo Soriano, 72, Edif. Golden B, 1<sup>a</sup> Planta, (29601) Marbella, Málaga, España.

glass curtains and beautiful sea and garden views • Separate, fully fitted kitchen with granite worktops and branded appliances • 2 generous double bedrooms and 2 bathrooms • High quality finishes throughout: marble flooring, video entry phone, alarm system • Air conditioning (hot & cold) • Private underground parking and storage room included Outdoor Living The standout feature is the expansive terrace — a rare size for the area — enclosed with glass curtains for year-round enjoyment. From here you can relax with peaceful views over the gardens and out towards the sea, making it an ideal space for dining, entertaining, or simply unwinding. Luxury Complex Facilities Las Olas is known for its exceptional amenities and immaculate presentation: • Large swimming pool with poolside snack bar • Paddle court • Fully equipped gym • Library • Stunning sub-tropical gardens • High security gated community A truly top quality complex offering a luxury lifestyle at a price not to be missed. 25 minutes Malaga airport and 2 minutes drive to the beach and la Cala de Mijas.



