

MIRAFLORES

695 000 €

■■■■■ ■ Miraflores

■■■■■■■■ R5494264

3	260 m²	62 m²
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Beautiful Semi-Detached Home with Tourist Rental Licence in Miraflores Discover this beautifully semi-detached home in Miraflores. The property combines spacious contemporary living with authentic Spanish charm. The property offers total built area of around 322 m², including the garage and terraces. The ground floor features a private garage (aprox. 39m² built area) and three generously sized bedrooms, each with its own bathroom (120m² built area in total). Two bedrooms have direct access to a cozy uncovered terrace. This comfortable layout provides excellent privacy, making the home ideal for families and visiting guests. The main floor houses the primary living areas (approx 100m² built area), featuring a bright and spacious lounge that flows into a beautifully designed, semi-open kitchen. An arched entrance creates a seamless connection for entertaining while cleverly keeping meal prep and kitchen clutter tucked out of sight from your main dining space. Positioned on the upper level, the main living space and kitchen benefit from an elevated vantage point, where large sliding doors flood the home with natural light and open directly onto the expansive, partially covered main terrace (approx. 60m²). The spacious terraces provide the perfect setting for outdoor dining, relaxing and enjoying the Costa del Sol lifestyle throughout the year. The property is equipped with hot and cold air conditioning and benefits from a private garage. Residents also have access to beautifully maintained communal garden with 2 swimming pools, including one heated pool. Water and Wi-Fi are included in the community fees, providing additional convenience and helping to keep monthly running costs predictable. An important additional advantage is the property's existing tourist rental license, offering excellent rental potential and making it particularly attractive as an investment property. Note about community fees: Community fees are higher for the homes with tourist license in place at 490 euros / month. Standard rate, if a homeowner resigns from tourist license, is 375 euros / month. Ideally located close ■to ■Miraflores ■Golf ■and Tennis ■Club, ■restaurants, ■shops ■and ■the beaches ■of ■Mijas Costa, ■this ■move-in-ready home ■is ■perfectly ■suited ■as a permanent ■residence, ■holiday ■home ■or ■rental ■investment.

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