



## Ático en venta en Miraflores, Mijas

469.000 €

Referencia: R5318863    Dormitorios: 2    Baños: 2    Construido: 165m<sup>2</sup>    Terraza: 50m<sup>2</sup>





## Costa del Sol, Miraflores

### Stunning Penthouse with Panoramic Views in Miraflores – Tourist License Ready for Vacation Rentals

Discover an exceptional penthouse in the peaceful upper area of Miraflores, just a short drive from Marbella. This immaculate 125 m<sup>2</sup> home with a 50 m<sup>2</sup> terrace offers 2 spacious bedrooms, 2.5 bathrooms (including a master en-suite), 2 terraces (east and with seaviews 10 m<sup>2</sup> and west with golfviews 40m<sup>2</sup>), an open-plan living/dining area that opens directly onto the main terrace, a fully fitted kitchen and a separate laundry room. From the front terrace enjoy sweeping panoramic vistas; from the main terrace soak in tranquil views over Miraflores Golf.

Set within a secure gated community with manicured gardens and a heated communal pool, the apartment is perfectly placed for both relaxation and convenience – only 5 minutes from public transport, restaurants, beach clubs, supermarkets and pharmacies. Golf enthusiasts are spoilt for choice with top courses nearby including Miraflores, Santa Clara and Golf Río Real.

A clear advantage for investors: the property comes with a tourist license (licencia turística) in place, enabling lawful short-term vacation rentals from day one. This makes the penthouse ideal for high-yield holiday lets and maximizes rental income potential on the Costa del Sol while reducing the lead time and bureaucracy for starting a vacation rental business.

#### Key features

- Built area: 125 m<sup>2</sup>; Terrace: 50 m<sup>2</sup>
- 2 bedrooms (master en-suite), 2.5 bathrooms
- 2 terraces, east orientated 10 m<sup>2</sup> and west orientated 40 m<sup>2</sup>.
- Open-plan living/dining with direct terrace access
- Fully fitted kitchen + separate laundry room
- Panoramic and golf-course views (Miraflores Golf)
- Gated community with manicured gardens and heated communal pool
- Tourist license in place – ready for short-term vacation rentals
- Approx. 5 minutes to public transport, dining, beach clubs, shops and pharmacies
- Close to top golf courses: Miraflores, Santa Clara, Golf Río Real
- Excellent rental income potential for short- or long-term lets

Call us ASAP for a viewing, keys are in the office.



## Características:

### Características

Terraza  
Transporte cercano  
Terraza  
Baño privado  
Piso de mármol  
Doble acristalamiento  
Wifi  
Cerca de la iglesia

Fibra óptica

### Vistas

Mar  
Piscina  
Golf

### Piscina

Comunal

### Jardin

Comunal

### Servicios Públicos

Electricidad  
Agua potable  
Teléfono

### Orientación

Suroeste

### Posición

Cerca del golf  
Urbanización  
Cerca del mar  
Cerca de las tiendas  
Cerca de las escuelas  
Golf de primera línea  
Suburbano

### Muebles

Completamente Amueblada

### Seguridad

Complejo cerrado  
Seguridad de 24 horas

### Categoría

Casas de vacaciones  
Inversión  
Negociar  
Frente a la playa  
Golf  
Lujo  
Contemporáneo

### Climatización

Aire acondicionado  
Fría de aire acondicionado  
A/C caliente  
Calefacción central

### Estado

Excelente

### Cocina

Cocina Equipada

### Aparcamiento

Párking Privado  
Comunal