



## Flat in Baviera Golf

### معلومات الوكيل

Mario de Vicente	اسم:
SUR! Properties	اسم الشركة:
Spain	بلد:
	Experience
	since:
Selling a Property	نوع الخدمة:
	Specialties:
Apartments	Property Type:
	هاتف:
Spanish	Languages:
	موقع الكتروني:



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 295,000

موقع  
بلد: Spain  
الدولة / المنطقة / المحافظة: Andalusia  
مدينة: Málaga  
عنوان: Vélez-Málaga  
نشر: 17/06/2024  
وصف:

This property is located in the urbanization Los Llanos de Baviera, just a few minutes from the Baviera Golf Course. It has two bedrooms, two bathrooms, living room, independent kitchen, covered terrace and landscaped courtyard. The property has a garage space and storage room.

With a surface area of 110 m2, it is developed on a single floor and with a comfortable layout that allows you to move around the house in just a few metres.

The owners have taken great care of the property and have taken great care to keep it in perfect condition and ready to be lived in.

Built in 2007, it has all the features and comforts to make it our permanent home or to fulfil the dream of having a second holiday home on the Costa del Sol.

We enter the property through a hallway where we are greeted on the right by a large kitchen with top brand appliances and plenty of light from a landscaped courtyard that invites us to sit and enjoy a meal with friends. We can access the property from an exterior door that communicates with this space.

Another important room is the air-conditioned living room, which has a quadrangular shape that allows us to use all the useful space. From the living room we have access to a covered and glazed terrace with



Lumon that allows us, if we wish, to isolate ourselves from the outside in the winter months and enjoy the warm breeze in spring. This space is large enough to have a reading corner on a comfortable sofa or to enjoy a meal at the table set up for this purpose. This terrace can also be accessed from the master bedroom with built-in wardrobe and air conditioning. Attached to this bedroom there is an en suite bathroom with shower.

The second bedroom, opposite the first one with built-in wardrobe and window to the outside and next to it the second bathroom with bathtub.

The SE orientation of the covered terrace allows to enjoy the morning sun, being the NW facing patio garden the one that receives the afternoon sun.

The property is located in an urbanization with large garden areas and two communal swimming pools.

Enjoying the Costa del Sol, through the proximity of the beach, the golf course, its rich gastronomy, its variety of services... make this place a privileged destination to live or to come on holidays.

#### DISTANCES

- Beach: 1,5 km
- Bars and Restaurants: 0,5 km
- Grocery shops: 1 km
- Supermarket: 1 km
- Shopping centre: 3,6 km
- Golf: 0 km
- Hospital Medical Centre: 3 km

In compliance with Decree 218 2005, of 11 October, which approves the Regulations on Consumer Information in the sale and purchase of homes in Andalusia, the client is informed that the notary, registry and registration fees that may be applicable (ITP or VAT + AJD) and other expenses inherent to the sale and purchase are not included in the price. The consumer is entitled to receive a copy of the corresponding abbreviated information document of the property.

The price includes property management fees.

- REF: CALE008

لا جديد:  
2007 بنيت:

مشترك  
2 غرف نوم:  
2 الحمامات:

#### Lease terms

Date Available:

#### Contact information

CALE008

IMLIX ID:



IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

---

