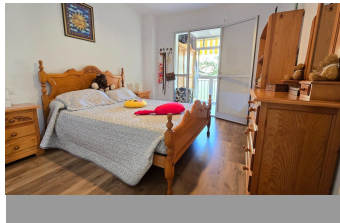


# ALL IN

## real estates



### Duplex in Arroyo de la Miel

Bedrooms **2** Bathrooms **2** Built **116m<sup>2</sup>** Terrace **8m<sup>2</sup>**  
**R5356798** **Duplex** **Arroyo de la Miel** **345.000€**

We present this bright and spacious duplex apartment located in a prime area of Arroyo de la Miel. With a built area of 116 m<sup>2</sup>, this property is ideal for families or investors seeking comfort and a central location. Property Highlights The home stands out for its generous space and functional layout across two levels: Bedrooms: 2 large double bedrooms, each featuring its own private terrace. Bathrooms: 2 full bathrooms, one located on each floor. Living Areas: A spacious living room leading to a 7 m<sup>2</sup> terrace with views of the communal gardens and pool. Kitchen: Independent and fully equipped, including a separate laundry area. Extras: Built-in wardrobes, private parking, and access to the communal swimming pool. Location and Connectivity The location is exceptional, offering a perfect balance between city life and coastal proximity: Distance to the beach: Approximately 1,000 meters. Services: Surrounded by shopping centers, schools, medical facilities, and hospitals. Transport: Direct access to buses and the local train station (Cercanías), providing efficient connections to Malaga International Airport, the AVE high-speed train station, Malaga city center, and the University. This property is a unique opportunity for those looking for a central home without compromising on tranquility or modern amenities. Legal Note: In compliance with Decree 218/2005 of the Junta de Andalucía, dated October 11, clients are informed that notary fees, registry fees, and Transfer Tax (I.T.P.) are not included in the price. As a consumer, you have the right to receive the corresponding informative documentation (DIA),

in accordance with current regulations.