

DATE: 7 / 10 / 25

REF NO: 5689MLGF - Alminar De Maibella

VENDORS NAME: Adnan Azrak

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ADDRESS: Urb Alminar De Maibella (Nueva Andalucía)

Block: Córdoba Escaleras 11 y 12, number 1109

PRICE/COMMISSION: 590.000 (Incl 5% + IVA)

PROPERTY FEATURES:

PLOT M2 —	BUILD M2 204-85= 118	TERRACE M2 85	BED 2	BATH 2	GUEST TOILET no
BUILT YEAR 2007	FACING south-east	COMM FEES 55 328	GARAGE yes	POOL yes	GARDEN yes
ALARM yes	SECURITY yes	GATED yes	AIR CON yes	FLOOR NO.	FLOORING marble
SHUTTERS no	FIREPLACE no	DOUBLE G no	STORAGE yes nº 16	ELEVATOR yes	UFH
IBI 1200	BASURA 100	Parking nº 7			

VIEWS: garden

FURNITURE: Included

AMENITIES: close golf, shops

ACCESS: guard

SOURCE: guard

Built areas: 204 m²

Enclosed built areas:
118 m²

Communal zones:
31 m²

Terraces and garden:
54 m²

- ☒ Nota simple/Escritura
- ☒ Energy certificate
- ☒ LPO
- ☒ Touristic license
- ☒ Virtual tour
- ☒ Floor plan
- ☒ For sale board
- ☒ CHECK REALES AND ADD COMMUNITY NAME

- ☒ AGM minutes
- ☒ Listing sheet
- ☒ Listing agreement
- ☒ Spreadsheet
- ☒ Send to client and info
- ☒ clone
- ☒ Idealista
- ☒ Phone walk through video

• Comm allows short rentals