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## WOHNUNG IM MITTLEREN STOCKWERK 3 SCHLAFRÄUME 2 BÄDER IN LAS BRISAS

📍 Las Brisas

REF# V4763155 **420.000 €**

BETTEN

3

BÄDER

2

GEBAUT

159 m<sup>2</sup>

GRUNDRISS

72 m<sup>2</sup>

TERRACE

26 m<sup>2</sup>

This corner apartment offers a perfect combination of comfort and prime location near the Los Naranjos Golf Club, in Nueva Andalucia, Marbella.

This 3-bedroom, 2-bathroom ground floor apartment is located in a gated community with a communal pool and features 159m<sup>2</sup> built, 98.38m<sup>2</sup> interior, a private garden of 72m<sup>2</sup>, a terrace of 26m<sup>2</sup>, and two parking spaces. Its orientation allows for unobstructed views on one side and views of the garden and pool on the other.



Upon entering, there is a spacious living room with direct access to the terrace and private garden, ideal for relaxing and enjoying the Mediterranean climate and outdoor moments. The kitchen, completely renovated six years ago, is of Italian design and fully equipped, including a washer-dryer and an adjacent laundry room.

The property has three bedrooms with built-in wardrobes and two bathrooms. The finishes include marble floors and double glazing on the windows, ensuring comfort and insulation. The property features air conditioning with a heat pump, a reinforced door, and a storage room with enough height for a mezzanine.

The community is gated and has a security entrance. The location is ideal, close to the sea, the beach, near Puerto Banús, Marbella center, and San Pedro, as well as various restaurants and services, providing a comfortable and accessible lifestyle.





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