



## Middle Floor Studio for sale in Nueva Andalucía, Marbella

**299.000 €**

Referenz: R5127592    Badezimmer: 1    Garten: 32m<sup>2</sup>





---

## Costa del Sol, Nueva Andalucía

This ground floor studio is situated within the esteemed Hotel del Golf, a prestigious five-star establishment in Nueva Andalucía, Marbella. Located in the heart of Las Brisas, the property boasts an unrivalled front-line golf position with immediate access to the exclusive Las Brisas Golf Course. The setting ensures sweeping views over the sea, tranquil lakes, and immaculate fairways, as well as the surrounding mountains and countryside. The community's prime location also provides proximity to amenities, transport links, beaches, restaurants, shops, schools, and the vibrant Puerto Banús port. The studio, offering 32m<sup>2</sup> of built space, is presented in excellent condition and comes fully furnished for immediate occupancy. The interior has been thoughtfully designed, featuring a spacious living area with marble flooring, a large fitted wardrobe, and a fully fitted, equipped kitchen. The bathroom is generously proportioned. Air conditioning ensures comfort throughout the year, while double glazing, security shutters, and video entrance enhance privacy and security. Residents benefit from an array of exclusive community features, including a private garage space in the communal car park, a communal swimming pool, landscaped gardens, a doorman, and a lift for ease of access. The gated community is secured by 24-hour security service, a security entrance, and surveillance cameras, offering peace of mind. The property is perfect for golf enthusiasts, with the course just steps away, making it suitable for both leisure and family living. In addition, the Hotel del Golf clubhouse is available to residents, providing a sophisticated social atmosphere and premium amenities. This studio represents an exceptional opportunity to acquire a luxurious, secure, and conveniently located residence in one of Marbella's most desirable golf-front locations.



## Eigenschaften:

### Merkmale

Aufzug

In der Nähe des Transports

Marmorböden

Doppelverglasung

Einstellungsschränke

### Ansichten

Meer

Land

Garten

Golf

See

### Pool

Gemeinschaft

### Sicherheit

Gated Complex

24 -Stunden -Sicherheit

Eingabetelefon

### Orientierung

Nordosten

### Einstellung

In der Nähe von Golf

In der Nähe des Hafens

In der Nähe des Meeres

In der Nähe von Geschäften

In der Nähe der Stadt

In der Nähe von Schulen

Frontline Golf

### Möbel

Voll eingerichtet

### Parken

Privat

### Klimakontrolle

Klimaanlage

### Zustand

Gut

### Küche

Teilweise montiert

### Kategorie

Golf