



# Ground Floor Apartment for sale in Punta Chullera, Manilva

355.000 €

Referenz: R5129047    Schlafzimmer: 3    Badezimmer: 3    Grundstücksgröße: 14m<sup>2</sup>    Garten: 172m<sup>2</sup>





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## Costa del Sol, Punta Chullera

An exclusive, ultra-luxury property located just 4 km from Sotogrande and only 900 meters from the beach. Nestled in a prestigious gated community surrounded by lush golf courses, this exceptional residence offers elegance, comfort, and an outstanding quality of life.

With a total built area of 172 m<sup>2</sup> (150 m<sup>2</sup> usable), this magnificent ground-floor home features 3 spacious bedrooms, 3 full bathrooms, a fully fitted kitchen with laundry area, and a bright living-dining room that opens onto a charming terrace overlooking the landscaped gardens.

Premium finishes include marble floors, underfloor heating throughout the property, and centralized locking systems for doors and windows with direct access to the private garden. Enjoy year-round swimming with an outdoor pool and a heated pool for winter, surrounded by meticulously maintained green areas.

The property includes a secure underground parking space with elevator access and remote-controlled entry from the street, as well as a storage room located in the garage. Additional features include air conditioning, individual heating via heat pump, and a desirable south-facing orientation. Built in 2008 and in excellent condition with minimal use—everything feels like new.



## Eigenschaften:

### Merkmale

W-lan

### Ansichten

Pool

Urban

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex

### Kategorie

Billig

### Orientierung

Ost

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Unterirdisch

Garage

### Klimakontrolle

Klimaanlage

Vor installierte a/c

Kalte a/c

Heiße A/C.

U/f Heizung

### Pool

Gemeinschaft

Erhitzt

Innenräume

Privat

Kinderpool

### Garten

Gemeinschaft

### Versorgungsunternehmen

Strom

Trinkbares Wasser

Telefon

Gas