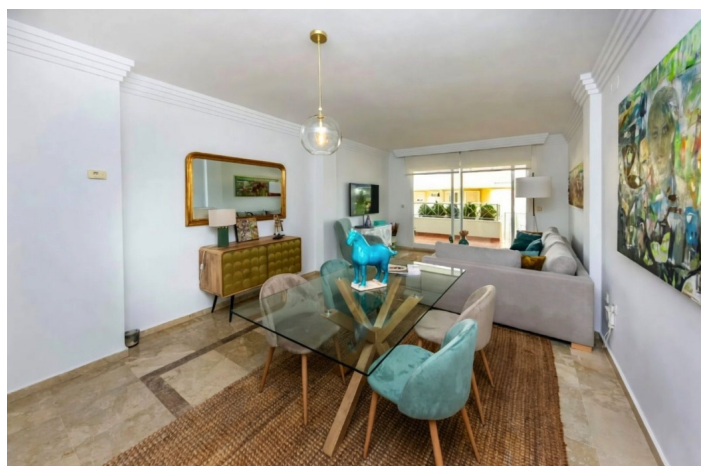




# Wohnung im Erdgeschoss zum Verkauf in Las Brisas, Marbella

334.000 €

Referenz: R5347789 Schlafzimmer: 1 Badezimmer: 1 Garten: 105m<sup>2</sup> Terrasse: 60m<sup>2</sup>





## Costa del Sol, Las Brisas

Ground Floor Apartment with Valid Tourist Licence – Las Brisas, Nueva Andalucía, Marbella

Valid tourist licence!

Beautiful ground-floor apartment located right next to some of the best golf courses in Nueva Andalucía (Las Brisas Golf, Aloha and Los Naranjos).

Perfect for golf enthusiasts or as a smart investment thanks to its valid tourist licence, which allows short-term holiday rentals with excellent potential returns.

### Key Features

105 m<sup>2</sup> built

1 bedroom | 1 bathroom

Terrace and balcony

Fitted wardrobes

Storage room (trastero)

East and west orientation – morning and afternoon sun

Central heating and air conditioning

Built in 2004 – well maintained

Fully adapted for reduced mobility (access and property)

Underground parking space included

### Community Amenities

Communal swimming pool

Beautiful landscaped gardens

Secure building with lift

### Prime Location

In the prestigious Las Brisas area, in the heart of Marbella's Golf Valley. Surrounded by top golf courses, just a short drive from Puerto Banús, the beach, restaurants, supermarkets and all services. A quiet and exclusive residential setting with easy access to everything.

An ideal opportunity for &nbsp;golfers &nbsp;or &nbsp;investors &nbsp;seeking &nbsp;a &nbsp;turnkey property with &nbsp;tourist licence in one of Marbella's &nbsp;most desirable golf &nbsp;areas.

Viewing &nbsp;highly recommended &nbsp;- contact &nbsp;us &nbsp;today &nbsp;to &nbsp;arrange &nbsp;a &nbsp;private &nbsp;viewing!



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
W-lan  
Versorgungsraum  
Glasfaser  
Zugang für Menschen mit reduzierter

Mobilität

### Ansichten

Berg  
Garten  
Pool  
Hof

### Pool

Gemeinschaft  
Kinderpool

### Garten

Gemeinschaft  
Privat

### Kategorie

Golf

### Orientierung

Ost  
West

### Einstellung

In der Nähe von Golf  
Urbanisierung  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Frontline Golf

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex  
Alarmanlage  
Eingabetelefon

### Klimakontrolle

Klimaanlage  
Vor installierte a/c  
Kalte a/c  
Heiße A/C.

### Zustand

Exzellent  
Kürzlich renoviert

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Garage  
Privat  
Bedeckt