



# Apartamento Planta Baja en venta en Las Brisas, Marbella

355.000 €

Referencia: R5347789    Dormitorios: 1    Baños: 1    Construido: 105m<sup>2</sup>    Terraza: 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 golfers or investors seeking a turnkey property with tourist licence in one of Marbella's most desirable golf areas.

Viewing highly recommended – contact us today to arrange a private viewing!



## Características:

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Terraza Cubierta  
Ascensor  
Cerca de Transporte  
Terraza Privada  
Trastero - Almacén  
Suelos de Mármol  
Doble acristalamiento  
Armarios Empotrados  
WiFi  
Lavadero  
Fibra óptica  
Access for people with reduced mobility

### Vistas

Vistas a Montaña  
Vistas a Jardín  
Vistas a Piscina  
Vistas a Patio

### Piscina

Piscina Comunitaria  
Children`s Pool

### Jardín

Jardín Comunitario  
Jardín Privado

### Categoría

Golf

### Orientación

Este  
Oeste

### Posición

Cerca de Golf  
Urbanización  
Cerca de Tiendas  
Cerca de Ciudad  
Cerca de Colegios  
Primera línea de Golf

### Muebles

Completamente Amueblada

### Seguridad

Recinto Cerrado  
Alarma  
Portero Automático

### Climatización

Aire Acondicionado  
A/A Preinstalado  
A/A Frio  
A/A Caliente

### Estado

Excelente estado de conservación  
Reformado Recientemente

### Cocina

Cocina Equipada

### Aparcamiento

Párking Subterráneo  
Garaje  
Párking Privado  
Párking Cubierto