



# Begane grond appartement te koop in Las Brisas, Marbella

355.000 €

Referentie: R5347789 Slaapkamers: 1 Badkamers: 1 Perceelgrootte: 105m<sup>2</sup> Terras: 60m<sup>2</sup>





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## 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!



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Nabij vervoer  
Privé Terras  
Berging  
Marmeren vloeren  
Dubbele beglazing  
Inbouwkasten  
WiFi  
Bijkeuken  
Optische vezel  
Access for people with reduced mobility

### Uitzicht

Mountain Bekeken  
Garden Views  
Pool Bekeken  
binnenplaats Bekeken

### Zwembad

Gemeenschappelijk zwembad  
Children`s Pool

### Tuin

gemeenschappelijke tuin  
private Garden

### Categorie

Golf

### Zonorientatie

Oosten  
West

### Ligging

Dichtbij golfbaan  
Urbanisatie  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Eerstelijns golf

### Meubilering

Volledig gemeubileerd

### Beveiliging

Omheind complex  
Alarmsysteem  
Deurbel met intercom

### Klimaatbeheersing

Airconditioning  
Vooraf geïnstalleerde A/C  
Koude A/C  
Warme A/C

### Huidige Staat

Uitstekende conditie  
Onlangs gerenoveerd

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage  
garage  
private Parking  
overdekte parkeerplaats