



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

**299,000 €**

Reference: R5127592   Bathrooms: 1   Build Size: 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.



## Features:

Features	Orientation	Climate Control
Lift	North East	Air Conditioning
Near Transport		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Views	Setting	Condition
Sea	Close To Golf	Good
Country	Close To Port	
Garden	Close To Sea	
Golf	Close To Shops	
Lake	Close To Town	
	Close To Schools	
	Frontline Golf	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Partially Fitted
Security	Parking	Category
Gated Complex	Private	Golf
24 Hour Security		
Entry Phone		