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Middle Floor Studio in Nueva Andalucía

Bedrooms	**0**	Bathrooms	**1**	Built	**32m2**	Terrace	**0m2**

R5127592	**Middle Floor Studio**	**Nueva Andalucía**	**299.000€**

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 32m² 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.

Double Glazing	Double Glazing	Fitted Wardrobes
Lift	Marble Flooring	Near Transport