



# Middle Floor Studio for sale in Nueva Andalucía, Marbella

299,000 €

Reference: R5127592 Bathrooms: 1 Build Size: 32m<sup>2</sup>





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## 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

Lift  
Near Transport  
Marble Flooring  
Double Glazing  
Fitted Wardrobes

### Views

Sea  
Country  
Garden  
Golf  
Lake

### Pool

Communal

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Orientation

North East

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Frontline Golf

### Furniture

Fully Furnished

### Parking

Private

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Partially Fitted

### Category

Golf