



## Ground Floor Apartment for sale in Las Brisas, Marbella

334,000 €

Reference: R5347789 Bedrooms: 1 Bathrooms: 1 Build Size: 105m<sup>2</sup> Terrace: 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!



## Features:

### Features

Covered Terrace  
 Lift  
 Near Transport  
 Private Terrace  
 Storage Room  
 Marble Flooring  
 Double Glazing  
 Fitted Wardrobes  
 Utility Room  
 WiFi  
 Fiber Optic  
 Access for people with reduced mobility

### Orientation

East  
 West

### Climate Control

Air Conditioning  
 Pre Installed A/C  
 Cold A/C  
 Hot A/C

### Views

Mountain  
 Garden  
 Pool  
 Courtyard

### Setting

Close To Golf  
 Urbanisation  
 Close To Shops  
 Close To Town  
 Close To Schools  
 Frontline Golf

### Condition

Excellent  
 Recently Renovated

### Pool

Communal  
 Children`s Pool

### Furniture

Fully Furnished

### Kitchen

Fully Fitted

### Garden

Communal  
 Private

### Security

Gated Complex  
 Alarm System  
 Entry Phone

### Parking

Underground  
 Garage  
 Private  
 Covered

### Category

Golf