



# Ground Floor Apartment in Las Cañas Beach

BEAUTIFUL GROUND FLOOR FLAT IN FRONT LINE BEACH COMPLEX ON THE GOLDEN MILE

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|       |   |       |                  |        |           |
|-------|---|-------|------------------|--------|-----------|
| Beds  | 2 | Built | 93m <sub>2</sub> | Price: | 770.000 € |
| Baths | 2 | Plot  | 17m <sub>2</sub> | Ref:   | 393071    |

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- FANTASTIC GROUND FLOOR CORNER FLAT
- BEAUTIFUL VIEWS TO THE COMMUNAL AREA
- 24 HRS SECURITY AND SEVERAL SWIMMING POOLS
- GARAGE SPACE AND STORAGE ROOM

- WITHIN FRONT LINE BEACH COMPLEX
- GATED URBANISATION WITH TROPICAL GARDENS
- DIRECT ACCESS TO THE BEACH PROMENADE
- MARBLE FLOORS

Garbage: 185 €/Year - IBI: 804 €/Year

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Very cosy flat situated in a gated beachfront complex with 24 hours security, tropical gardens and several swimming pools. Next to one of the best beaches in Marbella with beach bars and restaurants, very close to the Marbella Club Hotel and with direct access from the communal gardens to the beach promenade that links Marbella with Puerto Banus.

An ideal address for all types of holiday and year round living with all amenities and restaurants within a few minutes' walk.

The property is a corner unit on the ground floor overlooking the garden and the quiet and private swimming pool.

From the apartment's entrance hall we find the kitchen to the right with a laundry area and with access to a patio type terrace facing west, on the other side of the hall there is an inviting living room with very good layout and exit to the covered terrace (currently closed with glass curtains), which allows you to enjoy the terrace all year round. There is also an uncovered area, so the outdoor spaces are very generous. The terrace has access to the more private part of the communal garden and pool area.

The master bedroom has an en-suite bathroom and exit to the terrace. The guest bedroom is west facing, overlooking the private patio and there is a second full bathroom for guest use.

From the gardens there is direct access to the beach.

An underground parking space and storage room are included in the price.





