



## Lejlighed i midten etage til salg i Rincón de la Victoria

495.000 €

Reference: R5109604   Soveværelser: 3   Badeværelser: 2   Byg Størrelse: 125m<sup>2</sup>





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## Costa del Sol East, Rincón de la Victoria

Experience the CENTURY 21 difference! Modern, efficient and ready to move in. We present this exclusive 2023 property, located in the sought-after La Reserva del Rincón development in Rincón de la Victoria. A practically brand new home in a modern community with all the amenities. Details that make the difference: ✓ 101 m<sup>2</sup> of usable space | 3 exterior bedrooms with built-in wardrobes ✓ 2 full bathrooms with shower and screens ✓ Separate kitchen, laundry room and lots of natural light ✓ Living-dining room with direct access to an 18 m<sup>2</sup> terrace with unobstructed views of the sea and the city ✓ Wood-effect porcelain flooring: warmth and style without maintenance Energy efficiency and guaranteed savings The community has solar panels to reduce energy consumption and save on electricity bills. Living here is investing in the future. High-end communal areas: ✓ 2 swimming pools ✓ Panoramic paddle tennis court ✓ Children's playground and green areas ✓ Social club for residents ✓ Gated community with a family-friendly and peaceful atmosphere Unbeatable location: ✓ South-facing, spectacular views ✓ Just a 12-minute walk from the Town Hall and the beach ✓ Supermarkets, services and shopping centre nearby ✓ Easy access to the A-7 motorway, ideal for getting around without complications Includes a 12 m<sup>2</sup> parking space and a 16 m<sup>2</sup> private storage room with direct lift access from the property. It is offered furnished and fully equipped, with air conditioning and ceiling fans in all rooms. All you have to do is bring your suitcases!



## Funktioner:

### Funktioner

Dækket terrasse

Løfte op

I nærheden af transport

Opbevaringsrum

Monterede garderober

Bryggers

Adgang for mennesker med reduceret mobilitet

Padle tennis

### Synspunkter

Hav

Land

### Pool

Kommunal

### Have

Kommunal

### Energi rating

C

### Orientering

Syd

Nord

### Indstilling

Urbanisering

Tæt på skoler

Tæt på havet

Tæt på skov

### Møbel

Fuldt møbleret

### Parkering

Garage

### CO2 -emissionsklassificering

B

### Klima kontrol

Aircondition

Kold aircondition

Varm aircondition

### Tilstand

Fremragende

### Køkken

Fuldt monteret

### Hjælpeprogrammer

Elektricitet

Drikkeligt vand