



## Middle Floor Apartment for sale in Rincón de la Victoria

474,000 €

**Reference**: R5109604 Bedrooms: 3 Bathrooms: 2 Build Size: 125m<sup>2</sup>















## 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 m² 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 m² 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 m² parking space and a 16 m² 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!





**Features:** 

Orientation **Features Climate Control** 

**Covered Terrace** South Air Conditioning

Lift North Cold A/C

Hot A/C Near Transport

Storage Room Fitted Wardrobes

Access for people with reduced mobility

Paddle Tennis

**Utility Room** 

Views Setting Condition Sea Urbanisation Excellent

Country Close To Schools

> Close To Sea Close To Forest

**Furniture** Pool Kitchen Communal **Fully Furnished Fully Fitted** Garden **Parking Utilities** Communal Electricity Garage

Drinkable Water **Energy Rating** 

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