



## Mellanlägenhet till salu i Rincón de la Victoria

495 000 €

Referens: R5109604   Sovrum: 3   Badrum: 2   Bygga: 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 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

Täckt terrass

Hiss

Nära transport

Förvarings rum

Monterade garderober

Förråd

Tillgång för personer med minskad rörlighet

Paddeltennis

### Åsikter

Hav

Land

### Slå samman

Gemensam

### Trädgård

Gemensam

### Energikär

C

### Orientering

söder

Norr

### Miljö

Urbanisering

Nära skolor

Nära havet

Nära skogen

### möbel

Fullmöblerad

### Parkering

Garage

### CO2 -utsläppsgradering

B

### Klimatkontroll

Luftkonditionering

Kall A/C

Heta a/c

### Skick

Excellent

### Kök

Fullmonterad

### Verktyg

Elektricitet

Dricksvatten