



## Bottenvåning till salu i Punta Chullera, Manilva

344 500 €

Referens: R5129047   Sovrum: 3   Badrum: 3   Komplott: 14m<sup>2</sup>   Bygga: 172m<sup>2</sup>





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## Costa del Sol, Punta Chullera

An exclusive, ultra-luxury property located just 4 km from Sotogrande and only 900 meters from the beach. Nestled in a prestigious gated community surrounded by lush golf courses, this exceptional residence offers elegance, comfort, and an outstanding quality of life. With a total built area of 172 m<sup>2</sup> (150 m<sup>2</sup> usable), this magnificent ground-floor home features 3 spacious bedrooms, 3 full bathrooms, a fully fitted kitchen with laundry area, and a bright living-dining room that opens onto a charming terrace overlooking the landscaped gardens. Premium finishes include marble floors, underfloor heating throughout the property, and centralized locking systems for doors and windows with direct access to the private garden. Enjoy year-round swimming with an outdoor pool and a heated pool for winter, surrounded by meticulously maintained green areas. The property includes a secure underground parking space with elevator access and remote-controlled entry from the street, as well as a storage room located in the garage. Additional features include air conditioning, individual heating via heat pump, and a desirable south-facing orientation. Built in 2008 and in excellent condition with minimal use—everything feels like new.



## Funktioner:

**Drag**  
Wifi

**Orientering**  
Österut

**Klimatkontroll**  
Luftkonditionering  
För installerad A/C  
Kall A/C  
Heta a/c  
U/f uppvärmning

**Åsikter**  
Slå samman  
Urban

**Skick**  
Excellent

**Slå samman**  
Gemensam  
Uppvärmad  
Inomhus  
Privat

**Möbler**  
Fullmöblerad  
**Säkerhet**  
Gated complex

**Kök**  
Fullmonterad  
**Parkering**  
Underground  
Garage

Barnpool  
**Trädgård**  
Gemensam  
**Verktyg**  
Elektricitet  
Dricksvatten  
Telefon  
Gas

**Kategori**  
Billig