



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

495 000 €

Référence: R5109604    Chambres: 3    Bain: 2    Construite: 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!



## Spécification:

### Caractéristiques

Terrasse couverte

Ascenseur

Près du transport

Salle de stockage

Armoires ajustées

Paddle tennis

Buanderie

Accès aux personnes à mobilité réduite

### Vues

Mer

Pays

### Piscine

Communautaire

### Jardin

Communautaire

### Cote d'énergie

C

### Orientation

Nord

Sud

### Paramètre

Urbanisation

Près de la mer

Près des écoles

Près de la forêt

### Meubles

Entièrement meublé

### Parking

Garage

### Cote d'émission de CO2

B

### Climatisation

Climatisation

Cold A / C

A / C chaud

### Condition

Excellent

### Cuisine

Entièrement équipé

### Services publics

Électricité

Eau potable