



# Ground Floor Apartment for sale in Punta Chullera, Manilva

**355,000 €**Reference: R5129047   Bedrooms: 3   Bathrooms: 3   Plot Size: 14m<sup>2</sup>   Build Size: 172m<sup>2</sup>



## 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.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
WiFi	East	Air Conditioning
		Pre Installed A/C
		Cold A/C
		Hot A/C
		U/F Heating
<b>Views</b>	<b>Condition</b>	<b>Pool</b>
Pool	Excellent	Communal
Urban		Heated
		Indoor
		Private
		Children`s Pool
<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>
Fully Furnished	Fully Fitted	Communal
<b>Security</b>	<b>Parking</b>	<b>Utilities</b>
Gated Complex	Underground	Electricity
	Garage	Drinkable Water
		Telephone
		Gas
<b>Category</b>		
Cheap		