



McLEISH CARSWELL
Estate Agents and Solicitors
0141 429 7662

Duplex Style Home
Calle Las Jasmines,
Nueva Andalucia,
Costa Del Sol, Spain



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Situated within exclusive residential area just 5 minutes from Puerto Banus/15 minutes from the centre of Marbella, and ideally located on the "Costa del Golf" within easy reach of the Las Brisas, Los Naranjos and Aloha courses, this newly refurbished DUPLEX STYLE HOME overlooking mature gardens and communal pool is reluctantly offered for sale due to unforeseen circumstances.

This property is well served with a Supermarket located nearby and designer shopping, clubs, bars and restaurants located in Puerto Banus.

The beautifully presented accommodation comprises:

On the Ground Floor, entrance hall leading to TV room and then to Lounge/Dining room which is open plan to the well equipped Kitchen. Patio doors from Lounge open onto sun terrace. There is a large internal utility/storage room and further storage area opening off sun terrace. Secondary hall leads to master bedroom and newly retiled and refitted bathroom.

On the Mezzanine floor, stairs from TV room lead to 2 double bedrooms and second bathroom.

Sale includes newly fitted air-conditioning units (lounge hot/cold), washing machine, fridge/freezer, electric oven and halogen hob and all furnishings including 3 leather sofas, 2 leather chairs and footstools, 3 king-size beds, 6-place dining table and chairs.

Ground floor

Lounge/dining	7.32m x 3.40m
TV room	3.25m x 3.37m
Master bed	5.10m x 2.53m
Kitchen	2.50m x 1.75m
Utility/storage	3.20m x 1.75m

Upper floor

Bed 2	3.60m x 3.36m
Bed 3	5.10m x 3.43m

TRAVEL

Flight times from Glasgow to Malaga approx 2 1/2-3 hours. The property is reached via AP7 Toll Motorway (cost approx £4) and this journey takes around 45 minutes.

Further details available from our Property Department 0141 429 7662.

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale within the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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GSPC Ref: 101127