

## 1 - Bedroom San Sebastian Stunner!

South Sound

MLS# 419033

**US\$575,000**





## Zane Kuttner

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This beautifully presented and impeccably maintained one-bedroom, single-level ground floor apartment spans **1,205 sq. ft.** and is located in the highly sought-after development of San Sebastian. Residents of the community enjoy an array of resort-style amenities including three swimming pools, two tennis courts, a fully equipped gym, and a children's play area - all within a secure, gated setting. Ideally situated, this apartment is just minutes from supermarkets, schools, beaches, and a short drive to George Town.

17 San Sebastian is beautifully furnished and showcases an open-concept kitchen that flows into a versatile living area that is easily adaptable as a dining space, lounge, or a comfortable blend of both. The generously sized bedroom features dual closets with ample storage, abundant natural light, and views over the landscaped gardens and pool. Designed with indoor-outdoor living in mind, this residence offers two patio options. The main patio is fully covered and screened - perfect for relaxing, entertaining, or al fresco dining; whilst a charming courtyard terrace at the entrance complete with a bistro table and chairs offers the ideal spot for morning coffee or soaking up the afternoon sun.

### Key Features and Upgrades at a Glance:

- A/C condenser was replaced within the last 12 - months and serviced regularly
- New dishwasher
- Refreshed internal paintwork
- Nest Thermostat for remote climate control and energy efficiency
- Smart lock front door remote locking system
- Updated floorboards

With strong rental demand in this desirable area, this residence presents an excellent investment opportunity for real estate investors, as well as an ideal purchase opportunity for young professionals looking to enter the property market.

## Property Features

<b>Type</b> Residential (For Sale)	<b>Status</b> New	<b>View</b> Garden View, Pool View
<b>Listing Type</b> Condominium Time Share	<b>Bed</b> 1	<b>Bath</b> 1
<b>Sq Ft</b> 1,205	<b>Block/Parcel</b> 15E / 317H17	<b>Area</b> 30
<b>Year Built</b> 2011		

## Building Features

Dishwasher Yes	Microwave Yes	Oven Yes	TV Cable
Porch Unscreened	Air Conditioning Central	Refrigerator Yes	Washer/Dryer Yes
Pool Yes	Occupant None	Septic Yes	City Water Yes
Kitchen Yes	Living Room Yes	Patio Yes	
Pets Yes			

## Additional Features

How Shown By Appointment/List	Floor Level 1	Stories/Building 2	Furnished Yes
Number of Units 32	Stories/Condo 1	Monthly Maintenance Cost CIS\$ 447	Construction Block
Class Existing	Land Certificate Not Issued	Possession At Closing	Title Freehold
Insurance in Maint. Costs Yes	Sewage in Maint. Costs Yes	Foundation Slab	Strata 402