

WELCOME TO  
**311-7549A Kalar Road**



**WOOLCOTT**  
REAL ESTATE



## Modern Niagara Living

Introducing the one and only Marbella! This stunning one-bedroom one-bathroom condo offers 763 square feet of contemporary living space. Nestled in Niagara Falls, this unit offers a uniquely alluring quality of life.

The condo is equipped with vinyl plank flooring, LED lighting, a luxurious Nobilia kitchen, boasting beautiful quartz counters and high end Liebherr and AEG appliances. The bathrooms have glass showers and quartz vanities. A bonus to this unit is that it features a same floor storage locker, an underground parking space and full TARION Warranty.

For relaxation and entertainment, there's a stylish party room complete with a fireplace, a large-screen TV, a kitchen and outdoor patio. Fitness enthusiasts will love the gym/yoga room while bike storage, parcel delivery boxes, Electric vehicle chargers, car wash bay and pet wash station add extra convenience.

Surrounded by renowned vineyards, theatres and festivals as well as scenic trails along the Niagara Escarpment, the location is as beautiful as it is convenient. Located near the new hospital, Costco, shopping and food options and quick highway access making it the perfect place to live, work and play.



 763 Sq. Ft.

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## Room Measurements

### MAIN LEVEL

Kitchen	9'10" X 13'8"
Living Room	17'4" X 12'7"
Bedroom	10'3" X 10'5"
Bathroom	5 Piece



**Drew Woolcott**  
BROKER

**Jayne Woolcott**  
REALTOR®

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