

WELCOME TO
412-7549A Kalar Road



WOOLCOTT
REAL ESTATE



Contemporary Marbella Living

Introducing the one and only Marbella! This stunning 2-bedroom 2-bathroom condo offers 950 square feet of contemporary living space. Nestled in Niagara Falls, this unit offers a uniquely alluring quality of life.

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. 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.



 950 Sq. Ft.

 2

 2



Room Measurements

MAIN LEVEL

Kitchen	12'9" X 11'5"
Living Room	11'8" X 8'8"
Primary Bed	11'3" X 9'1"
Ensuite	5 Piece
Bedroom	10'4" X 8'10"
Bathroom	3 Piece



Drew Woolcott
BROKER

Jayne Woolcott
REALTOR®

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