

WELCOME TO
314-7549A Kalar Road



WOOLCOTT
REAL ESTATE



Luxury Living At Marbella

Introducing the one and only Marbella! 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 (\$20,000 value). The bathrooms have glass showers and quartz vanities.

A bonus to this unit is that it features a same floor storage locker (\$7,500 value), an underground parking space (\$50,000 value), 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. Located near the new hospital, Costco, shopping and food options and quick highway access making it the perfect place to live, work and play.





906 Sq. Ft.



\$5,486 / 2025



2



2



Room Measurements

MAIN LEVEL

Living Room	10'7" X 10'1"
Kitchen	10'7" X 13'5"
Primary Bed	9'3" X 11'3"
Bedroom	9' X 9'1"
Bathroom	3 Piece
Bathroom	5 Piece



Drew Woolcott
BROKER

Jayne Woolcott
REALTOR®

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