

WELCOME TO
315-7549A Kalar Road



WOOLCOTT
REAL ESTATE



Contemporary Comfort Awaits

Welcome to the exclusive Marbella, where luxury condo living meets the best of Niagara Falls. Elegant vinyl plank flooring, LED lighting and a stunning Nobilia kitchen featuring quartz countertops, with soaring 11-foot ceilings and high-end Liebherr and AEG appliances create a sophisticated yet functional living experience. The spa-inspired bathrooms showcase glass showers and quartz double vanities, adding to the home's upscale appeal.

This sought-after unit also includes the rare convenience of a same-floor storage locker, underground parking and the peace of mind of a full TARION Warranty. Residents enjoy impressive lifestyle amenities including a stylish party room with fireplace, large-screen TV, kitchen and outdoor patio, along with a gym/yoga studio, bike storage, parcel delivery lockers, EV chargers, car wash bay and pet wash station.

Perfectly situated near the new hospital, Costco, shopping, restaurants and major highway access, Marbella offers an unmatched blend of comfort, convenience and vibrant Niagara living surrounded by world-class wineries, theatres, festivals and scenic escarpment trails.





1400 Sq. Ft.



\$5,486 / 2025



2



2



Room Measurements

MAIN LEVEL

Living Room	19'4" X 19'
Kitchen	12'8" X 8'7"
Primary Bed	14'11" X 11'8"
Bedroom	10'8" X 9'8"
Den	8'5" X 8'6"
Bathroom	3 Piece
Bathroom	5 Piece



Drew Woolcott
BROKER

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REALTOR®

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