

## Sales - Apartment - Elviria

# 599.000€



**Ref.-ID: MIBGR5362024**

**Elviria**

**Apartment**

**Community: 2,772 EUR / year**

**IBI: 981 EUR / year**

**Rubbish: 184 EUR / year**



**3**



**2**



**132 m2**

This spacious penthouse located in the sought-after Los Patios de Santa Maria Golf Urbanisation is perfectly positioned for both relaxation and convenience, this home is just a short stroll from Elviria's vibrant commercial center with restaurants, bars, and shopping - and the stunning, protected dunes of Elviria's sandy beaches. Property Highlights: Living Space: An airy, sun-filled layout featuring three generous bedrooms and two en-suite bathrooms plus a walk-in wardrobe, with a large Terrace with glass curtains facing east and south which you can enter from 2 bedrooms and the living room. The kitchen has a great size leading to a large utility room. One bedroom is currently styled as a home office, offering the perfect "work from home" setup. Amenities: Situated in a meticulously maintained gated community with two exclusive resident-only swimming pools. Extras: Includes two private underground parking spaces and a dedicated storage room. The Lifestyle: Golf enthusiasts will love being next door to the prestigious 18-hole Santa Maria Golf & Country Club. Beyond the greens, you have immediate access to tennis and padel courts, a fully equipped gym, and a welcoming clubhouse/sports bar. Whether you are looking for a high-end holiday retreat or a permanent Mediterranean residence, this penthouse offers the ultimate Marbella lifestyle.

**Setting**

- ✓ Frontline Golf
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Double Glazing

**Utilities**

- ✓ Electricity

**Orientation**

- ✓ South

**Furniture**

- ✓ Optional

**Category**

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale

**Condition**

- ✓ Excellent

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal
- ✓ Children`s Pool

**Garden**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Security**

- ✓ Gated Complex
- ✓ Entry Phone

**Views**

- ✓ Sea
- ✓ Garden
- ✓ Pool

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ More Than One