

## Sales - Apartment - Elviria

# 735.000€



**Ref.-ID: MIBGR5366656**

**Elviria**

**Apartment**

**Community: 4,200 EUR / year**

**IBI: 1,200 EUR / year**

**Rubbish: 190 EUR / year**



**3**



**3**



**142 m2**

This exceptional apartment is located in one of east Marbella's most sought-after areas - Elviria, close to a golf course. It is an ideal place for those who value harmony with nature, privacy, and a high standard of living. The corner ground-floor apartment offers a high level of privacy and direct access to a private garden, which becomes a natural extension of the living space - perfect for enjoying a morning coffee, relaxing, or hosting gatherings with family and friends. The interior features a spacious and bright living room, which forms the heart of the home and invites you to spend quality time together. The separate kitchen is both functional and comfortable, and it benefits from its own private terrace, adding to everyday convenience. The property comprises three comfortable bedrooms and three bathrooms, making it an excellent choice both for families and as a rental investment. The residential complex stands out for its beautifully maintained gardens and extensive green areas, creating a peaceful and relaxing atmosphere. Residents can also enjoy a swimming pool, and there is a restaurant located very close by, further enhancing the appeal of the location. An additional advantage of the property is a parking space in an underground garage and a storage room, providing convenience and extra storage space. The location offers easy access to numerous amenities, including shops, restaurants, some of the finest beaches of the Costa del Sol, the prestigious Nikki Beach beach club, international schools, and various service points. This is a property that combines comfort, privacy, and the charm of Mediterranean living.

- Setting**
  - ✓ Frontline Golf
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Schools
  - ✓ Urbanisation
- Orientation**
  - ✓ South East
- Condition**
  - ✓ Good
- Pool**
  - ✓ Communal
- Climate Control**
  - ✓ Air Conditioning
  - ✓ Hot A/C
  - ✓ U/F/H Bathrooms
- Views**
  - ✓ Sea
  - ✓ Mountain
  - ✓ Garden
  - ✓ Pool
- Features**
  - ✓ Covered Terrace
  - ✓ Lift
  - ✓ Fitted Wardrobes
  - ✓ Private Terrace
  - ✓ Tennis Court
  - ✓ Storage Room
  - ✓ Ensuite Bathroom
  - ✓ Access for people with reduced mobility
  - ✓ Marble Flooring
  - ✓ Double Glazing
  - ✓ Restaurant On Site
  - ✓ Near Church
  - ✓ Fiber Optic
- Furniture**
  - ✓ Part Furnished
- Kitchen**
  - ✓ Fully Fitted
- Garden**
  - ✓ Communal
  - ✓ Private
  - ✓ Easy Maintenance
- Security**
  - ✓ Electric Blinds
  - ✓ Alarm System
- Parking**
  - ✓ Underground
  - ✓ Private
- Utilities**
  - ✓ Electricity
  - ✓ Drinkable Water
- Category**
  - ✓ Golf
  - ✓ Holiday Homes
  - ✓ Investment
  - ✓ Resale