Sales - House - Elviria

495.000€











Ref.-ID: MIBGR5487475 **Elviria** **House**

IBI: 500 EUR / year **Rubbish: 200 EUR / year** **4** **2** **121 m2** **98 m2**

Semi Detached House surrounded by nature. Located at Elviria, just minutes from the Open Elviria Commercial Centre and the beaches, the house comprises four bedrooms and two bathrooms; several "patios" and garage. The property is built in two floors, with the advantage of having two independent entrances, thus the display is as follows: on the main floor we have the kitchen, dining room, an Arabian style living room, a complete bathroom and two bedrooms, plus an Andalusian patio. On the lower floor a really huge living room with fireplace, two more bedrooms and another complete bathroom; furthermore at this level we find a big terrace with another patio partially covered with a working jacuzzy in place and the garage. There's more room for cars within the community common areas. This property needs renovation works, but instead of an obstacle, one can seize the opportunity to transform the dwelling into a jewel as per the amount of built surface, the different spaces provided by the patios and the display of the dwelling which enables the posibility of turning it into two independent homes. These specific features and the mentioned location: a spot in a tranquil and surrounded by nature and yet less than five minutes form every imaginable amenity or service a family might need, entitles this propery as a wise investment either to reform and use it as a first home, split the building into two different dwellings in order to live in one and rent the other half or allocate the whole building to rent out. Elviria area is undoubtedly a benchmark in residential and holiday tourism, not only at East Marbella but at the whole of the Costa del Sol. With up to five different Golf Courses within a 10km radius, Elviria stature entitles it to count with Deputy Mayor Office, Inland Revenue Office, municipal sport premises, Post Office, Walk in Clinic, church, supermarkets, pharmacies, hardware stores ... you name it, all the necessary for a day to day life. And not to forget the leisure and gastronomic all year long beyond comparison, again within a 10km radius including prestigious restaurants, international kitchens, etc ... and the icing in the cake, the offer on the other side of the A7, which is even bigger wth the chiringuitos, beach restaurants, the renowned Nikki Beach, 5* Hotels, the Don Carlos top Tennis Club; Cabopino Marina and its sandy protected Dunes, ...

Setting
- ✔ Close To Golf
- ✔ Close To Forest

Orientation
- ✔ East Facing
- ✔ West Facing

Condition
- ✔ Renovation Required

Views
- ✔ Mountain Views
- ✔ Garden Views
- ✔ Courtyard Views

Features
- ✔ Private Terrace

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Parking
- ✔ Garage
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Resale