Sales - House - Marbella

650.000€











Ref.-ID: MIBGR5493922 **Marbella** **House**

Community: 1,356 EUR / year **IBI: 672 EUR / year** **Rubbish: 230 EUR / year** **3** **3** **104 m2** **135 m2**

Beachside Family Townhouse in Elviria, Marbella East A beautifully renovated townhouse in beachside Elviria, Marbella East, offering an exceptional combination of coastal living, family-friendly surroundings, excellent schools, everyday amenities and easy access to Marbella. Located on Calle de Andasol within an established gated residential community, a peaceful residential setting while being close to the Mediterranean coastline and the many amenities that make this part of Marbella East particularly popular with families and international residents. The location is one of the property's greatest advantages. The sandy beaches of Elviria and Marbella East are within an easy walk, with a choice of beach restaurants and chiringuitos. Supermarkets, pharmacy, medical services, cafés and other everyday facilities are also close by, making this a location where many daily requirements can be reached without relying on a long drive. For families, the area is particularly attractive due to its established residential character and access to a number of well-regarded Spanish, bilingual and international schools. The English International College is nearby, while Colegio Alborán in Ricmar and Attendis Las Chapas are also within easy reach. The German School in La Mairena is accessible from the coast and offers school transport. The community is designed for relaxed family living, with mature landscaped gardens, large communal swimming pool, children's play areas and communal outdoor spaces where younger residents can meet and play within the gated community grounds. Residents' parking is available within the gated community grounds. Thoughtfully renovated by the current owners. The entrance has been adapted to create a useful private hallway with space for coats and shoes, together with a beautifully refitted guest cloakroom. The bright main living area features high-quality porcelain flooring and opens directly onto the private ground-floor patio. Finished with wood-effect porcelain tiles, mature privacy planting and an automated electric retractable awning, the patio provides an attractive outdoor extension of the living space for dining, entertaining or relaxing. The fully fitted kitchen features contemporary carpintary, generous storage, Bosch appliances and an induction hob. There is useful additional storage beneath the stairs together with a dedicated utility area. For year-round comfort, the property benefits from an eco-pellet stove and individual hot and cold air-conditioning units in the main rooms. Upstairs are three spacious double bedrooms, with fitted wardrobes. The principal bedroom has generous built-in storage, a modern en-suite bathroom with walk-in non-slip shower and direct access to a private upper terrace overlooking the garden patio. The second bedroom has a Juliet balcony, while the third bedroom benefits from large wall-to-wall sliding windows providing excellent natural light. Additional features include integrated mosquito screens, security shutters and security grilles to selected windows and patio doors. The private outdoor space is complemented by the community's mature gardens and swimming pool, creating an excellent balance between having your own terrace and enjoying communal facilities. The location also appeals strongly to golf enthusiasts. Santa María Golf & Country Club in Elviria and Santa Clara Golf Marbella are both within easy reach, with further prestigious golf courses available throughout the area. A rare opportunity to own a beautifully renovated beachside townhouse in Elviria, Marbella East, offering the perfect balance of family living, coastal lifestyle and year-round enjoyment on the Costa del Sol.

Setting
- ✔ Beachside
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Urbanisation

Orientation
- ✔ South West Orientation

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Garden Views

Features
- ✔ Private Terrace
- ✔ Ensuite Bathroom

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Communal Parking

Category
- ✔ Resale