

Sales - Apartment - Elviria  
**385.000€**

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Ref.-ID: MIBGR5311822

Elviria

Apartment

Community: 1,884 EUR / year

IBI: 625 EUR / year

Rubbish: 53 EUR / year



2



2



84 m2

Some apartments are made to be seen. Others are made to be felt. This one belongs to the second kind. The moment you walk in, the south-east light takes over, arriving with the morning, staying through the day, and fading slowly in the late afternoon, making every hour feel different. The 2021 renovation was done thoughtfully: an open-plan kitchen flowing into the living area, a layout that breathes, and everything oriented toward the terrace and the open views of the natural surroundings and the Mediterranean. Two bedrooms, two bathrooms, and that quality that's hard to describe but easy to recognise, a space that works for you. Included is an underground parking space large enough for two small cars, plus a storage room. The complex is the kind that needs no introduction: family-friendly, well-maintained, quiet, the sort of place where coming home actually feels like it. A twenty-minute walk to the beach, mountain trails five minutes away, and a shopping centre with a full range of services under a kilometre. No new tourist licences are being granted in the area, ensuring a purely residential atmosphere and a stable, established community. This isn't a property that photographs well and disappoints in person. It's a property for living well, in one of the most established neighbourhoods in east Marbella.

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|--|--|---|--|---|--|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Golf</li><li>✓ Close To Schools</li><li>✓ Urbanisation</li></ul>           | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South East</li></ul>  | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul>  | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>   | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Mountain</li><li>✓ Golf</li><li>✓ Country</li><li>✓ Panoramic</li><li>✓ Garden</li><li>✓ Pool</li></ul> |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Lift</li><li>✓ Fitted Wardrobes</li><li>✓ Private Terrace</li><li>✓ WiFi</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Not Furnished</li></ul> | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul> | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li></ul>           | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li></ul>   |
| <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li></ul>                                   | <b>Category</b> <ul style="list-style-type: none"><li>✓ Resale</li></ul>         |   |  |   |  |