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Sales - Apartment - Elviria

335.000€

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Ref.-ID: MIBGR5330278 **Elviria** **Apartment**

Community: 2,376 EUR / year **IBI: 385 EUR / year** **Rubbish: 130 EUR / year** **2** **2** **109 m2** **97 m2**

Elviria Alto - This spacious and well-maintained two-bedroom ground floor apartment, featuring a private terrace and 97m² private garden, offers a peaceful retreat in the prestigious La Mairena area A 7 - 8 minute drive to La Cala Golf Resort and lower Elviria. Nestled in the foothills of the Sierra de las Nieves — a designated UNESCO Biosphere Reserve — the property enjoys a privileged natural setting just above Elviria. The area is renowned for its panoramic Mediterranean views, cork oak forests, and tranquil, nature-focused atmosphere. Upon entering, you are welcomed by an entrance hall leading into a bright and generously proportioned living and dining area, complete with a cosy fireplace and direct access to the private terrace and garden — ideal for relaxed outdoor living. The fully equipped kitchen is complemented by a separate laundry and storage room, providing excellent practicality and additional space for organisation and kitchen storage. The master bedroom is spacious and benefits from direct terrace access, a dedicated walkin wardrobe, and a large en-suite bathroom fitted with both a bathtub and walk-in shower. The second double bedroom is also well sized and includes built-in wardrobes. The layout is completed with good sized guest bathroom with large shower. Finished to a high standard throughout, the apartment features cream marble flooring, air conditioning, double glazing, and shutters in the living room and bedrooms for privacy and climate control. The property also includes private parking and a storage room, ensuring both convenience and peace of mind. Set within the exclusive gated community of El Vicario, residents enjoy beautifully landscaped gardens, three communal swimming pools, and a paddle tennis court, all surrounded by lush greenery. This tranquil development comprises approximately 110 luxury apartments arranged across three phases. Local amenities in La Mairena include a mini-market, restaurants, a bar, and the renowned Hofsass Tennis Academy. The area is also home to respected international schools such as Juan Hoffmann German School and Ecos School. Distances: • Beaches and Elviria: approximately 7–10 minutes by car • Marbella centre: 15–20 minutes • Puerto Banus: around 20 minutes • Malaga Airport: approximately 40 minutes Golf enthusiasts are well catered for, with leading courses such as La Cala Golf Resort, Santa Maria Golf & Country Club, and Greenlife Golf Marbella all within a short 5–10 minute drive. Nature lovers will appreciate direct access to scenic hiking and walking trails through protected oak and pine forests, making this property an ideal combination of comfort, lifestyle, and natural beauty. Ground Floor Apartment, La Mairena, Costa del Sol. 2 Bedrooms, 2 Bathrooms, Built 109 m², Terrace 15 m², Garden/Plot 97 m². Setting : Close To Golf, Urbanisation. Orientation : South East. Condition : Good. Pool : Communal, Children`s Pool. Climate Control : Air Conditioning, Fireplace. Views : Sea, Mountain, Garden. Features : Covered Terrace, Fitted Wardrobes, Private Terrace, Paddle Tennis, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Double Glazing, Fiber Optic. Kitchen : Fully Fitted. Garden : Private. Security : Gated Complex, Entry Phone. Parking : Private. Utilities : Electricity, Drinkable Water, Telephone. Category : Holiday Homes, Luxury, Resale.

Setting
- ✔ Close To Golf
- ✔ Urbanisation

Orientation
- ✔ South East Orientation

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Paddle Tennis
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Fiber Optic

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone

Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Holiday Homes
- ✔ Luxury
- ✔ Resale