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Sales - Apartment - Elviria

366.000€

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Ref.-ID: MIBGR5367124 **Elviria** **Apartment**

Community: 2,244 EUR / year **IBI: 849 EUR / year** **Rubbish: 180 EUR / year** **2** **2** **120 m2**

QUIET APARTMENT WITH GARDEN AND ALL-SEASON CONSERVATORY IN SANTA MARIA VILLAGE, ELVIRIA Welcome to this beautifully maintained, south-facing garden apartment located in the popular and secure residential community of Santa Maria Village in Elviria – one of the most sought-after residential areas of Marbella East. Surrounded by lush greenery and situated in a particularly quiet and private part of the community, this garden-floor apartment offers an ideal combination of comfort, space, nature and excellent accessibility. Located in a peaceful cul-de-sac, within a very green environment and close to a small natural stream, the property enjoys a wonderfully relaxing atmosphere and is particularly attractive for nature lovers and dog owners. The apartment features two spacious bedrooms and two bathrooms, as well as a generous living and dining area with a large, fully equipped kitchen. An additional spacious utility room provides excellent storage space and could also be ideally used as a hobby or multipurpose room. One of the highlights of this property is the generous covered terrace, which has been converted into an attractive all-season conservatory with sliding glass panels. These can be fully opened during warmer weather, allowing for enjoyable indoor-outdoor living throughout the year. Both the living room and the master bedroom have direct access to this beautiful area, overlooking the garden and the surrounding greenery. Santa Maria Village is a well-maintained, gated residential community with 24-hour security, beautifully landscaped and flower-filled gardens, four large swimming pools and separate children's pools. Further features of the apartment include hot and cold air conditioning, a private underground parking space and a spacious storage room in the basement. An elevator connects the underground garage directly with the apartment, providing particularly convenient and almost barrier-free access. The location is equally appealing. Several shopping centres with supermarkets, restaurants, bars, cafés and a wide range of everyday amenities can be reached within approximately five minutes by car. The beautiful sandy beaches of Elviria are also only a few minutes away. Marbella town centre can be reached in approximately 10 minutes, while Málaga Airport is around 40 minutes away. Whether as a comfortable permanent residence, a relaxing holiday home or an attractive investment opportunity, this apartment offers a wonderful combination of spacious living, year-round outdoor enjoyment, security and an exceptionally peaceful green environment in one of Marbella East's most popular residential locations.

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Country Views
- ✔ Garden Views
- ✔ Street Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing

Furniture
- ✔ Part Furnished

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ 24 Hour Security

Parking
- ✔ Underground Parking
- ✔ Private Parking

Category
- ✔ Resale