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Sales - Apartment - Elviria

749.000€

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Ref.-ID: MIBGR5407792 **Elviria** **Apartment**

Community: 3,240 EUR / year **IBI: 425 EUR / year** **Rubbish: 260 EUR / year** **2** **3** **154 m2**

Totally amazing south facing apartment in La Mairena often called Elviria Altos with stunning, open sea views all the way to Africa. Prior to the extensive renovation, the property was a three bedroom apartment and could easily be converted back to its original three bedroom layout. Of the thousands of apartments we have seen, this is undoubtedly one of the most fantastic properties we have ever had the pleasure of representing. The property has been completely refurbished recently and finished with great attention to detail and high-quality materials. It is located close to international schools and it’s just a 10-minute drive to the beach, the perfect combination of being close to shops, restaurants and the coast, while enjoying the peace and tranquillity of being away from the traffic, noise and hustle and bustle. From here, you can enjoy superb panoramic views of the Mediterranean Sea. And being on the bottom row means there are no properties directly in front of you, creating a truly unique sense of openness, privacy and uninterrupted views. A peaceful setting where you can genuinely enjoy the tranquillity and simply take in the surroundings.The apartment has a loft-style feel with impressive ceiling heights throughout, giving a great sense of space and light. The living room is very bright and opens directly onto the terrace. It connects seamlessly with the open-plan kitchen and dining area. There are clever design details throughout, including wallpaper covered doors that discreetly hide built-in storage in the living room. The same design approach is used in several areas of the apartment. The entire home features recessed LED lighting, all controlled via smart home automation. All interior doors are custom made to match the height of the new aluminium windows and doors. The kitchen is high end German design in matte black, with plenty of storage, both in the island and the full-height cabinet wall. It offers generous workspace with a ceramic countertop and is equipped with premium AEG appliances, including a steam oven, warming drawer, integrated fridge-freezer and dishwasher, as well as a wide 80 cm Elica induction hob with built-in extractor. A great space for anyone who enjoys cooking. There is also a pull-out pantry-style cupboard for extra storage, and space for washing machine and dryer is neatly integrated into a separate cabinet. A large storage room is accessible directly from the kitchen. The kitchen also includes a breakfast area, perfect for casual meals or a coffee while hosting guests. The property offers two spacious bedrooms, both with sea views and direct access to the terrace. The guest bedroom includes built-in wardrobes, while the master bedroom has a walk-in wardrobe with plenty of storage. The master also features an en-suite bathroom with a double rain shower, double sink and sea views – even from the shower. In addition, there is a stylish guest bathroom with rain shower, sink and toilet, as well as a separate guest toilet. All bathrooms are finished with large-format tiles, black fittings, recessed lighting, wall-hung toilets and high-quality fixtures throughout. The 45 m² south-facing terrace enjoys all-day sun and spectacular views. It includes a lounge area under a wooden pergola, a separate seating area by the master bedroom, and an outdoor shower – perfect for hot summer days. Additional features include: Fully built in air conditioning (hot and cold) 200L water heater Ceiling fans throughout (matte black) Security cameras Smart home lighting system New electrical and plumbing installations New double-glazed aluminium windows and doors Mosquito screens Automated blinds Underfloor heating in bathrooms Large storage room A selection of furniture, decoration and appliances can be negotiated separately. Other details: 154 m² built + 45 m² terrace Private parking Private entrance Excellent condition Small, quiet community Ready to move in Fast completion possible Close to international schools

Setting
- ✔ Close To Golf
- ✔ Close To Schools
- ✔ Close To Forest

Orientation
- ✔ South East Orientation
- ✔ South Facing
- ✔ South West Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ U/F/H Bathrooms

Views
- ✔ Sea Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Courtyard Views
- ✔ Forest Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing
- ✔ Fiber Optic

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Communal Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Resale
- ✔ Contemporary