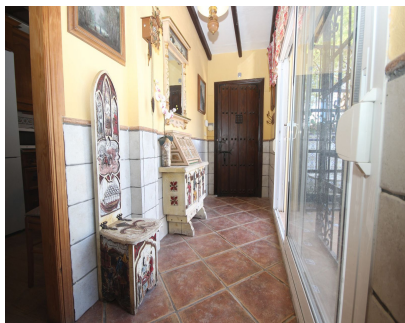


Sales - House - Elviria
495.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es



Ref.-ID: MIBGR5487475

Elviria

House

IBI: 500 EUR / year

Rubbish: 200 EUR / year



4



2



121 m2



98 m2

Semi Detached House surrounded by nature. Located at Elviria, just minutes from the Open Elviria Commercial Centre and the beaches, the house comprises four bedrooms and two bathrooms; several "patios" and garage. The property is built in two floors, with the advantage of having two independent entrances, thus the display is as follows: on the main floor we have the kitchen, dining room, an Arabian style living room, a complete bathroom and two bedrooms, plus an Andalusian patio. On the lower floor a really huge living room with fireplace, two more bedrooms and another complete bathroom; furthermore at this level we find a big terrace with another patio partially covered with a working jacuzzi in place and the garage. There's more room for cars within the community common areas. This property needs renovation works, but instead of an obstacle, one can seize the opportunity to transform the dwelling into a jewel as per the amount of built surface, the different spaces provided by the patios and the display of the dwelling which enables the possibility of turning it into two independent homes. These specific features and the mentioned location: a spot in a tranquil and surrounded by nature and yet less than five minutes from every imaginable amenity or service a family might need, entitles this property as a wise investment either to reform and use it as a first home, split the building into two different dwellings in order to live in one and rent the other half or allocate the whole building to rent out. Elviria area is undoubtedly a benchmark in residential and holiday tourism, not only at East Marbella but at the whole of the Costa del Sol. With up to five different Golf Courses within a 10km radius, Elviria stature entitles it to count with Deputy Mayor Office, Inland Revenue Office, municipal sport premises, Post Office, Walk in Clinic, church, supermarkets, pharmacies, hardware stores ... you name it, all the necessary for a day to day life. And not to forget the leisure and gastronomic all year long beyond comparison, again within a 10km radius including prestigious restaurants, international kitchens, etc ... and the icing in the cake, the offer on the other side of the A7, which is even bigger with the chiringuitos, beach restaurants, the renowned Nikki Beach, 5* Hotels, the Don Carlos top Tennis Club; Cabopino Marina and its sandy protected Dunes, ...

Setting ✔ Close To Golf ✔ Close To Forest	Orientation ✔ East ✔ West	Condition ✔ Renovation Required	Views ✔ Mountain ✔ Garden ✔ Courtyard	Features ✔ Private Terrace	Kitchen ✔ Fully Fitted
Garden ✔ Private	Parking ✔ Garage ✔ Private	Utilities ✔ Electricity ✔ Drinkable Water	Category ✔ Resale		