# Sales - House - Elviria
# 695.000€

**Elviria**                                                                 **House**

**Community: 3,180 EUR / year**    **IBI: 1,140 EUR / year**        **Rubbish: 92 EUR / year**

3          3          206 m2          32 m2

SEMI-DETACHED VILLA IN LOWER ELVIRIA! ***RARE OPPORTUNITY*** LOCATION! LOCATION!! Spacious Semi-Detached Villa in LOWER ELVIRIA in a very pritty and small gated & well kept Urbanisation of ONLY 10 Houses. Walking distance to all amenities (Elviria commercial centre) & the beach. On the ground floor you will find a good size living and dining room with a fireplace leading out to a conservatory with a small private garden, overlooking the community pool. Also on the same level you have a big kitchen with access to a patio terrace and a guest WC. On the first floor you have 3 good size bedrooms, 2 of them share one bathroom, The large master bedroom has a dressing area with plenty of wardrobes & an en-suite bathroom. All rooms are spacious with high ceilings. 2 parking spaces in front of the house in the gated urbanisation. Right on the door step you have Santa Maria Golf & Country Club, a big park area with pine trees ideal for dog walking. 25 mins to Malaga Airport, 10 mins to Marbella centre. Dont miss out on this Opportunity!

| **Setting** | **Orientation** | **Condition** | **Pool** |
|---|---|---|---|
| ✔ Close To Golf | ✔ East | ✔ Excellent | ✔ Communal |
| ✔ Close To Shops | ✔ West | | |
| ✔ Close To Sea | | | |
| ✔ Close To Schools | | | |
| ✔ Close To Forest | | | |
| ✔ Urbanisation | | | |

| **Climate Control** | **Views** | **Features** | **Furniture** |
|---|---|---|---|
| ✔ Air Conditioning | ✔ Garden | ✔ Fitted Wardrobes | ✔ Optional |
| ✔ Hot A/C | ✔ Pool | ✔ Near Transport | |
| ✔ Cold A/C | | ✔ Private Terrace | |
| ✔ Fireplace | | ✔ Utility Room | |
| | | ✔ Ensuite Bathroom | |
| | | ✔ Marble Flooring | |
| | | ✔ Double Glazing | |

| **Kitchen** | **Garden** | **Security** | **Parking** |
|---|---|---|---|
| ✔ Fully Fitted | ✔ Communal | ✔ Gated Complex | ✔ Open |
| | | ✔ Entry Phone | ✔ More Than One |
| | | | ✔ Communal |
| | | | ✔ Private |

| **Utilities** | **Category** |
|---|---|
| ✔ Electricity | ✔ Golf |
| ✔ Drinkable Water | ✔ Holiday Homes |
| | ✔ Investment |
| | ✔ Resale |