# Sales - Apartment - Elviria

# 989.000€

**Elviria** **Apartment**

 **3**  **2**  **149 m2**

This brand-new residential complex is located on Elviria Beach, one of Marbella’s most exclusive and sought-after areas — just a 10-minute drive from Marbella town centre and approximately 30 minutes from Málaga International Airport. Elviria is well known for offering one of the best beaches on the Costa del Sol, along with an excellent selection of restaurants, entertainment and top-quality golf courses nearby, including Santa Maria, Santa Clara, Rio Real and Marbella Golf, among others. The developer has recently completed Estrella del Mar, a modern beachfront complex set just a short walk from a stunning sandy beach. Designed in a contemporary style and built with high-end materials and the latest construction technologies, the development features carefully planned communal areas that provide both privacy and a sense of open space. We are pleased to present an exclusive apartment in this new development — a brand-new property, possibly one of the best units in the complex, located on a middle floor. Key features: • Spacious built area of 149 m² + terrace • Excellent layout with a well-distributed interior space • Bright living area with direct access to the terrace • Comfortable private bedroom area • Views over the landscaped gardens and swimming pool, with a slight sea view • Smart home system for comfort and control • Private underground parking space and storage room included A truly unique opportunity to acquire a turnkey home in a newly built contemporary complex in prestigious East Marbella, right by the sea — ideal for living, holidays or investment.

**Setting**
- ✔ Beachfront
- ✔ Beachside
- ✔ Close To Sea
- ✔ Front Line Beach Complex

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Sea Views
- ✔ Pool Views

**Features**
- ✔ Lift

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

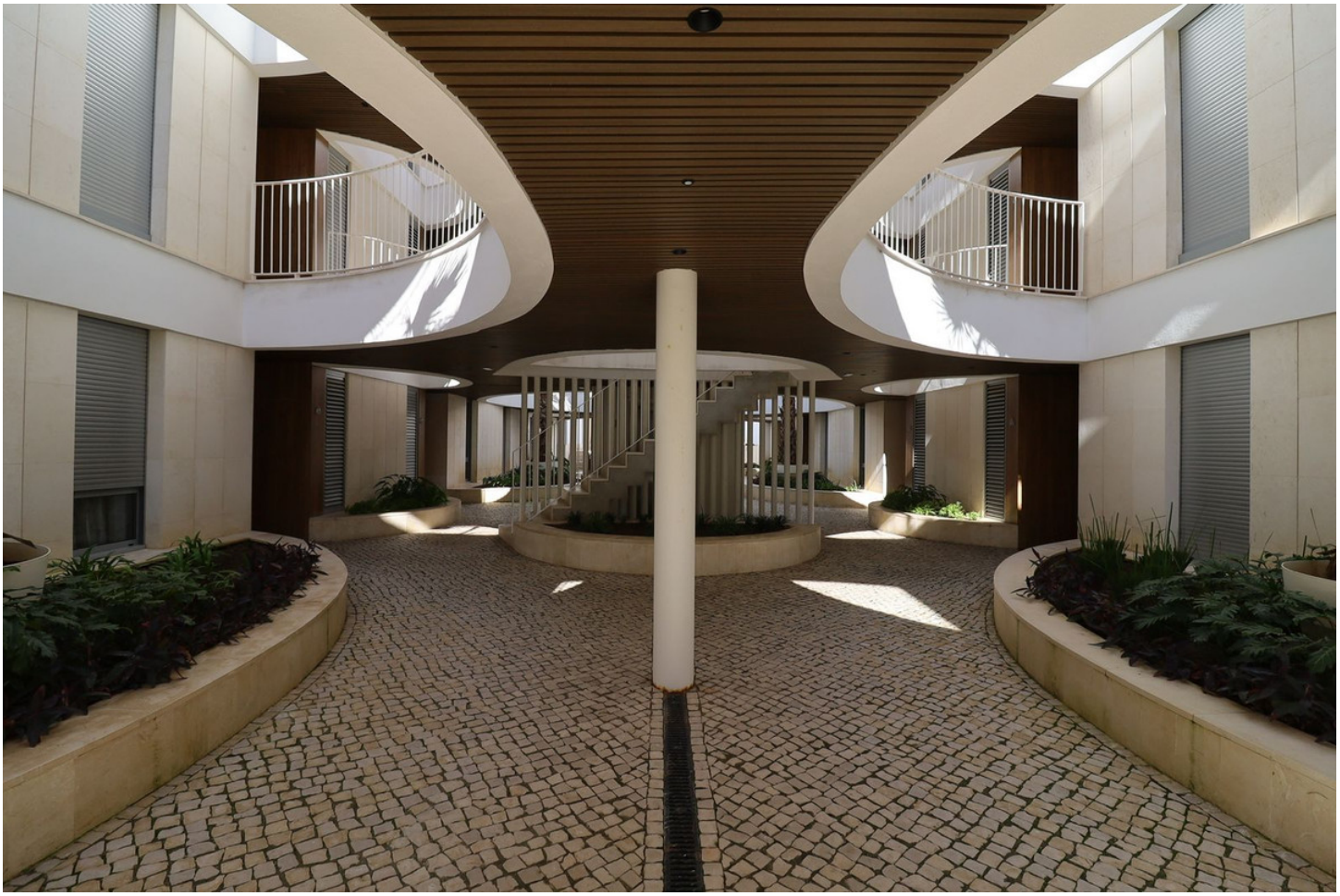
**Security**
- ✔ Gated Complex

**Parking**
- ✔ Underground Parking











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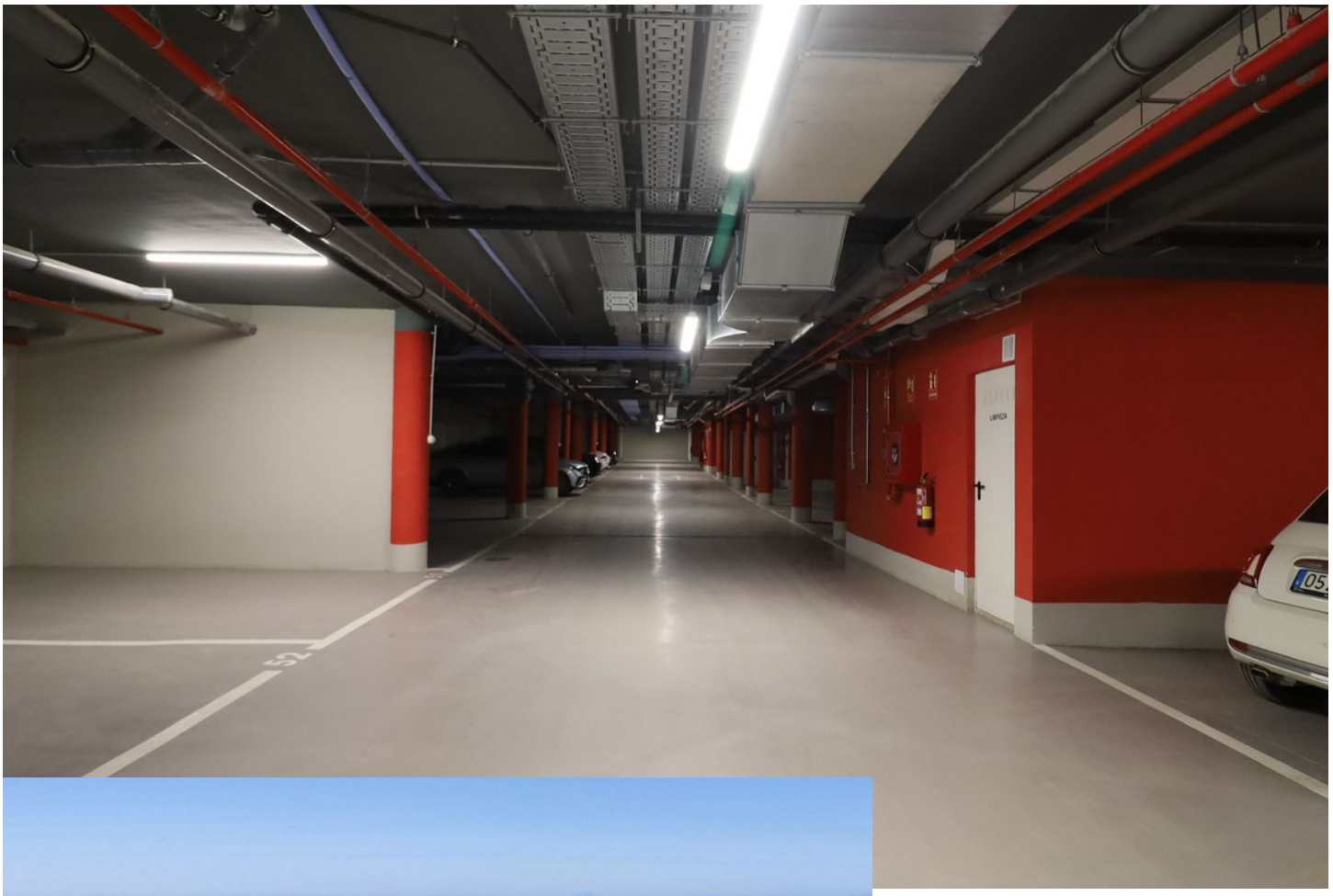
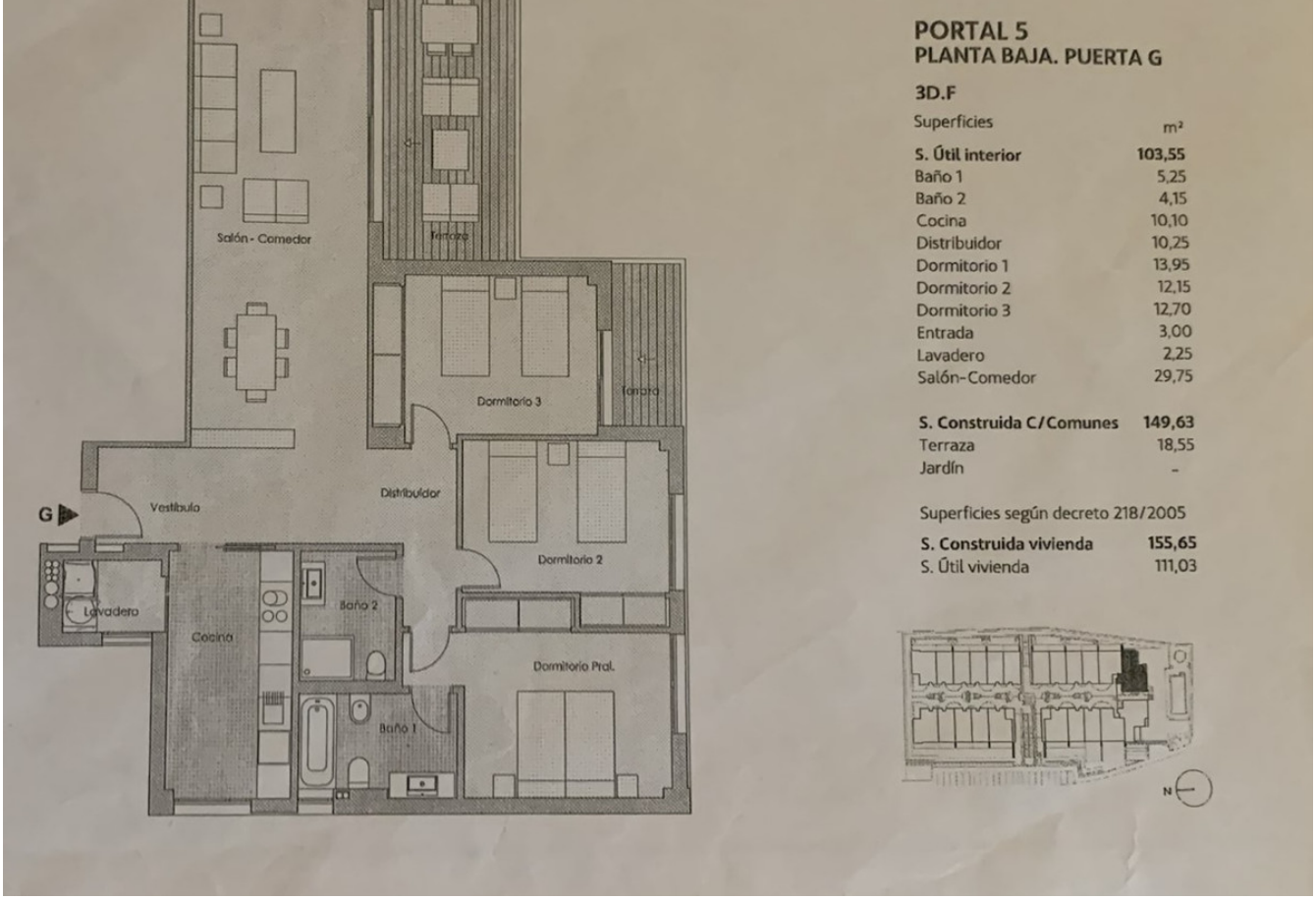
HOME
COLLECTION










**PORTAL 5**
**PLANTA BAJA. PUERTA G**

**3D.F**

| Superficies | m² |
|---|---|
| **S. Útil interior** | **103,55** |
| Baño 1 | 5,25 |
| Baño 2 | 4,15 |
| Cocina | 10,10 |
| Distribuidor | 10,25 |
| Dormitorio 1 | 13,95 |
| Dormitorio 2 | 12,15 |
| Dormitorio 3 | 12,70 |
| Entrada | 3,00 |
| Lavadero | 2,25 |
| Salón-Comedor | 29,75 |
| **S. Construida C/Comunes** | **149,63** |
| Terraza | 18,55 |
| Jardín | - |

Superficies según decreto 218/2005

| | |
|---|---|
| **S. Construida vivienda** | **155,65** |
| S. Útil vivienda | 111,03 |



