## Sales - Apartment - Elviria

# 750.000€

**Elviria** **Apartment**

**Community: 5,148 EUR / year** **IBI: 1,175 EUR / year** **Rubbish: 232 EUR / year**

 **3**  **3**  **141 m2**

Magnificent mid-floor apartment with 3 bedrooms and 3 bathrooms located in the prestigious and established Elviria Hills urbanization, one of Marbella's most exclusive and peaceful residential areas. The property boasts 141 m² of living space, plus a spacious 33 m² terrace and a 5 m² patio. It is in impeccable condition and ready to move into. Upon entering the apartment, you'll find an elegant entrance hall leading to a spacious, bright, and inviting living-dining room. From the living room, you have direct access to the magnificent terrace, an ideal space to enjoy the Costa del Sol climate year-round, offering beautiful views of the sea, mountains, and the communal swimming pool. The kitchen has been completely renovated and is equipped with all necessary appliances. It also features a convenient separate laundry area. The apartment offers excellent finishes, including marble floors, hot/cold air conditioning, built-in wardrobes, and blinds in the bedrooms. The master bedroom features an elegant en-suite bathroom with underfloor heating, providing added comfort. Furthermore the apartment features renovated windows in the kitchen and master bedroom, providing greater comfort and efficiency. The property also includes a parking space and a storage room. The parking space is pre-wired for an electric vehicle charger, a particularly attractive and practical feature. Elviria Hills: quality of life and exclusivity. Located in a private, well-maintained community surrounded by nature, Elviria Hills offers its residents: * ✔ Large communal swimming pool * ✔ Lush, meticulously maintained gardens * ✔ Tranquil, private, and secure environment * ✔ 9-hole golf course within the development * ✔ Driving range and golf academy * ✔ Two clay tennis courts * ✔ The renowned restaurant El Lago Prime Location Its excellent location allows you to easily enjoy all the amenities and attractions of Marbella: • Just 5 minutes from the sandy beaches and the Elviria shopping center • 15-20 minutes from Marbella town center • Approximately 30 minutes from Puerto Banús • Approximately 45 minutes from Málaga International Airport Furthermore, the property is surrounded by prestigious golf courses such as Santa María Golf, Cabopino Golf, and Río Real Golf, as well as renowned international schools. A property that combines space, comfort, views, excellent facilities, and a prime location, ideal as a permanent residence, holiday home, or investment with great potential. An excellent opportunity to enjoy the authentic Marbella lifestyle in an exclusive and tranquil setting.

**Setting**
- Close To Golf
- Close To Shops
- Close To Sea
- Close To Schools
- Urbanisation

**Orientation**
- South East Orientation

**Condition**
- Excellent Condition

**Pool**
- Communal Pool

**Climate Control**
- Air Conditioning
- Central Heating
- U/F/H Bathrooms

**Views**
- Sea Views
- Mountain Views
- Golf Views
- Panoramic Views
- Garden Views
- Pool Views
- Lake Views
- Street Views

**Features**
- Covered Terrace
- Lift
- Fitted Wardrobes
- Near Transport
- Private Terrace
- WiFi
- Gym
- Paddle Tennis
- Tennis Court
- Storage Room
- Utility Room
- Ensuite Bathroom
- Marble Flooring
- Double Glazing
- Restaurant On Site
- Near Church
- Fiber Optic

**Kitchen**
- Fully Fitted Kitchen

**Garden**
- Communal Garden

**Parking**
- Underground Parking
- Street Parking
- Communal Parking

**Utilities**
- Electricity
- Drinkable Water
- Telephone

**Category**
- Golf
- Luxury
- Resale






















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