MIBGROUP.ES

Sales - Apartment - La Mairena

495.000€

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Ref.-ID: MIBGR5435329 **La Mairena** **Apartment**

Community: 5,148 EUR / year **IBI: 501 EUR / year** **Rubbish: 130 EUR / year**

 **3**

 **2.5**

 **136 m2**

Discover an exceptional opportunity to create your dream home in the exclusive and peaceful surroundings of La Mairena. This spacious 3-bedroom, 2-bathroom apartment with a guest toilet offers breathtaking panoramic views over the Mediterranean Sea, Gibraltar, and the African coastline. With 138m² of interior space and an impressive 98m² south-facing terrace, the property enjoys sunshine all day and spectacular views that will never fail to impress. While the apartment requires refurbishment, it provides the perfect canvas to design a stunning contemporary home in one of Marbella East's most desirable locations. Set within a secure gated community with beautifully maintained gardens and a swimming pool, the property is just 5 minutes from Elviria's beaches, restaurants, and shops. It is also located close to the highly regarded German School and several international schools, making it ideal as a permanent residence, holiday home, or investment. Highlights: •3 Bedrooms | 2 Bathrooms + Guest WC •138m² Built Area •98m² South-Facing Terrace •Incredible Panoramic Sea Views •Refurbishment Opportunity •Gated Community with Pool & Gardens •Close to the German School & Elviria •Excellent Investment with Huge Potential A rare chance to transform a spacious apartment with unbeatable views into a spectacular home in one of the Costa del Sol's most sought-after residential areas. The advertised price excludes applicable taxes (ITP, generally 7% in Andalusia for resale properties, or VAT where applicable), notary and Land Registry fees, and any financing costs. The amounts depend on the transaction and the buyer’s circumstances. Please contact us for further details.

Setting
- ✔ Close To Schools

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Panoramic Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Ensuite Bathroom
- ✔ Marble Flooring

Furniture
- ✔ Optional Furniture

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Communal Parking

















































