# Продажа - Дом - Elviria

# 599.000€

**Elviria** **Дом**

**Коммунальные: 2,040 EUR / год** **ИБИ: 650 EUR / год**

 **3**  **2**  **96 m2**  **640 m2**

FABULOUS OPPORTUNITY Modern Elegance near Marbella! Three-Bedroom Villa in El Manantial, Santa Maria Golf, Elviria This villa combines modern comfort with a prime location – perfect for those who appreciate the best of Mediterranean living. Discover this charming detached villa in Elviria, just 15 minutes from the vibrant centre of Marbella. The villa is ideally located, just a short walk from the exclusive Santa Maria Golf Club and within easy reach of Elviria Beach with its boutiques, restaurants, and bars. El campo de golf Santa María de 18 hoyos, con casa club, restaurante y cancha de tenis, está a la vuelta de la esquina. Refurbished to high standards, the villa features a bright living/dining area with a stunning cathedral ceiling and a spacious, fully fitted Schmidt kitchen. The master bedroom with an en-suite bathroom, two additional bedrooms sharing a bathroom ensure comfort and space. Additional features include preinstalled air conditioning (heating and cooling) and an alarm system. The complex boasts four communal pools, beautifully maintained gardens, and private parking. All amenities, including restaurants, supermarkets, and banks, are just minutes away. Location Overview: • On Foot: Beach, golf club, shops, restaurants • By Car: • Marbella Centre: 15 minutes • Puerto Banús: 20 minutes • Malaga Airport: 35 minutes • Fuengirola Centre: 15 minutes • Beach: 5 minutes Features in Detail: • Location: Close to golf, sea, and shops, in an urbanised area • Orientation: South/Southwest • Condition: Modern and well-maintained • Pool: Four Communal pools • Climate Control: Air conditioning (heating and cooling) • Views: Garden • Special Features: Terrace, fitted wardrobes • Furnishing: Part furnished • Parking: Private, multiple spaces on the street • Style: Contemporary IBI Fees: €650/year - Community Fees: €170/month Please contact us for more information.

**Расположение**
- ✔ Рядом с гольф-полем
- ✔ Рядом с магазинами
- ✔ Рядом с морем
- ✔ Близко к школам
- ✔ Рядом с лесом
- ✔ Урбанизация

**ОРИЕНТАЦИЯ**
- ✔ Юго-Западная ориентация

**Состояние**
- ✔ Хорошее состояние

**бассейн**
- ✔ Коммунальный бассейн
- ✔ Детский бассейн

**Климат-контроль**
- ✔ Кондиционер
- ✔ Кондиционер холодного воздуха
- ✔ Кондиционер горячего воздуха

**ВИД**
- ✔ Сад Просмотров

**Особенности**
- ✔ Встроенные шкафы
- ✔ Приватная терраса
- ✔ Ванная комната

**Мебель**
- ✔ Частично меблированный

**Кухня**
- ✔ Полностью оборудованная кухня

**Сад**
- ✔ Общий сад
- ✔ Частный сад
- ✔ Ухоженный сад

**меры безопасности**
- ✔ Охрана 24 часа

**Парковка**
- ✔ Парковка на улице
- ✔ Несколько парковки
- ✔ Частная парковка

**Коммунальные услуги**
- ✔ Электричество

**Категория**
- ✔ Выгодное предложение
- ✔ Инвестиции
- ✔ Перепродажа
- ✔ Современного








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