

**Ref.-ID: MIBGR5316622**

**Elviria**

**Апартамент**

**Коммунальные: 3,600 EUR / год**

**ИБИ: 1,300 EUR / год**

**Мусор: 375 EUR / год**



**4**



**3**



**202 m2**

A unique opportunity in one of the best residential areas of Marbella East. We present this magnificent and unique property in El Mirador de Santa María Golf, in Elviria, Marbella. It comprises two registered apartments of 109 m<sup>2</sup> each, joined together to form a spacious and bright, fully renovated home with high-quality finishes and a modern design. With a total built area of 218 m<sup>2</sup>, this property offers a functional and spacious layout, ideal as a primary residence, second home, or investment. Main features: - Large living-dining room with direct access to a terrace. - Open-plan kitchen fully equipped with high-end appliances. - 4 spacious bedrooms. - 3 full bathrooms with top-quality materials (2 en suite). - Private terrace with views of the golf course and green areas. - Central air conditioning, built-in wardrobes, and abundant natural light. - Parking space and storage room included. Located in a quiet, well-maintained residential area surrounded by nature and golf courses, with several swimming pools for owners to choose from. Just minutes from Elviria beaches, restaurants, international schools, and all amenities. 20 minutes from Malaga International Airport and 10 minutes from Marbella town center.

**Расположение**

- ✓ Первая линия гольфа
- ✓ Рядом с гольф-полем
- ✓ Близко к школам
- ✓ Урбанизация

**Климат-контроль**

- ✓ Кондиционер

**Кухня**

- ✓ Полностью оборудованная

**Категория**

- ✓ Гольф

**ОРИЕНТАЦИЯ**

- ✓ Восток

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Гольф

**Сад**

- ✓ Общественный

**Состояние**

- ✓ Отличное

**Особенности**

- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Двойные стеклопакеты
- ✓ Оптическое волокно

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Домофон

**бассейн**

- ✓ Общий
- ✓ Детский бассейн

**Мебель**

- ✓ Частично меблированный

**Парковка**

- ✓ Подземная

























