

**Sales - Apartment - Marbella**  
**620.000€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R4909084**

**Marbella**

**Apartment**

**Community: 1,812 EUR / year**

**IBI: 1,058 EUR / year**

**Rubbish: 228 EUR / year**



**2**



**2**



**138 m2**



Discover this stunning ground-floor apartment in the highly sought-after Urbanización Rancho Hotel, located in Elviria, Marbella. Just 400 meters from the beach, this property offers the perfect blend of convenience and tranquility. The apartment features:

- 2 bedrooms and 2 bathrooms, designed for comfort.
- A newly renovated kitchen.
- Spacious living areas with 92 m² of interior space and a 46 m² enclosed terrace/balcony, totaling 138 m².
- Marble floors, a dedicated laundry room, and modern amenities like Wi-Fi and air conditioning (hot and cold).
- Sold fully furnished, in excellent condition, with a southern orientation for natural light all day.

This gated community offers a communal pool, a garage with storage, and is easily accessible for individuals with mobility needs. The location is unbeatable, close to restaurants, supermarkets, schools, and public transportation. Nestled near a lush forest, it's ideal for those who value proximity to nature while being within walking distance of the beach. Elviria is one of Marbella's most vibrant areas, known for its sandy beaches, prestigious international schools, and a wide range of dining and leisure options. Whether you're looking for a vacation retreat or a permanent home, this apartment provides a unique opportunity to experience the best of Costa del Sol living.

Additional Information:

- Golf & Tennis: Close to Santa María Golf, Royal Tennis Club Marbella, and Greenlife Golf Club, offering premium facilities for enthusiasts.
- Education: Nearby schools include English International College, Colegio Alemán, and ECOS.
- Transport: Conveniently located near public bus routes, making it easy to explore Marbella and beyond.
- Restaurants: Excellent dining options include Restaurante El Lago, The Beach House, and Rosmarino Della Piazza.
- Other Amenities: Close to churches, gyms, and padel clubs, ensuring a vibrant lifestyle for residents.

<b>Setting</b> <div><div>✓ Town</div><div>✓ Commercial Area</div><div>✓ Close To Golf</div><div>✓ Close To Shops</div><div>✓ Close To Sea</div><div>✓ Close To Town</div><div>✓ Close To Schools</div><div>✓ Close To Forest</div><div>✓ Close To Marina</div><div>✓ Urbanisation</div></div>	<b>Orientation</b> <div><div>✓ South</div></div>	<b>Condition</b> <div><div>✓ Excellent</div><div>✓ Recently Renovated</div></div>	<b>Pool</b> <div><div>✓ Communal</div><div>✓ Private</div><div>✓ Children`s Pool</div></div>	<b>Climate Control</b> <div><div>✓ Air Conditioning</div><div>✓ Pre Installed A/C</div><div>✓ Hot A/C</div><div>✓ Cold A/C</div></div>	<b>Views</b> <div><div>✓ Garden</div><div>✓ Pool</div></div>
<b>Features</b> <div><div>✓ Covered Terrace</div><div>✓ Fitted Wardrobes</div><div>✓ Near Transport</div><div>✓ Private Terrace</div><div>✓ Satellite TV</div><div>✓ WiFi</div><div>✓ Gym</div><div>✓ Paddle Tennis</div><div>✓ Tennis Court</div><div>✓ Storage Room</div><div>✓ Access for people with reduced mobility</div><div>✓ Car Hire Facility</div><div>✓ Day Care</div><div>✓ Near Church</div><div>✓ Fiber Optic</div></div>	<b>Furniture</b> <div><div>✓ Fully Furnished</div></div>	<b>Kitchen</b> <div><div>✓ Fully Fitted</div></div>	<b>Garden</b> <div><div>✓ Communal</div></div>	<b>Security</b> <div><div>✓ Gated Complex</div></div>	<b>Parking</b> <div><div>✓ Garage</div><div>✓ Covered</div><div>✓ Private</div></div>
<b>Utilities</b> <div><div>✓ Electricity</div><div>✓ Drinkable Water</div><div>✓ Telephone</div></div>	<b>Category</b> <div><div>✓ Holiday Homes</div><div>✓ Resale</div></div>				