

**Sales - Apartment - La Mairena**  
**480.000€**

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**Ref.-ID: R5122840**

**La Mairena**

**Community: 2,736 EUR / year**

**IBI: 900 EUR / year**



**2**



**2**



**129 m2**

**Apartment**



**45 m2**

EXQUISITE APARTMENT WITH STUNNING VIEWS IN THE WELL-KNOWN LOCATION OF ELVIRIA, LA MAIRENA For sale: This beautiful apartment is located in the prestigious residential complex Balcones de La Mairena, also known as Sun Balconies, one of the most sought-after developments in Altos de Elviria, Marbella. The area is characterized by its low construction density and its integration into the natural surroundings of the cork oak forest, declared a UNESCO Biosphere Reserve. HIGHLIGHTED FEATURES Panoramic views: Enjoy stunning views of the sea and coast, which are breathtaking from the living areas and the covered terrace. First-class furnishings: The apartment has been designed by a renowned interior designer and features high-quality materials such as marble floors, exclusive furniture, and tasteful decorations. Modern kitchen: The fully equipped, modern kitchen with a service hatch to the living room offers comfort and functionality. Comfortable living room: The spacious living room with a dining area and a large sofa in front of the built-in fireplace invites you to relax.Sea View Room: The master bedroom offers stunning sea views through floor-to-ceiling windows and features an ensuite bathroom with a walk-in shower and underfloor heating. Flexible Second Bedroom: The second bedroom can be used in a variety of ways, including as a nursery, office, or guest room, and also offers an ensuite bathroom. Covered Terrace: The furnished terrace with movable glass curtains extends the living space outdoors and allows you to enjoy the panoramic view in any weather. Air Conditioning: The apartment is equipped with air conditioning (hot/cold), ensuring a pleasant indoor climate. Quality furnitures not included (extra 20.000€)

<b>Setting</b> <ul style="list-style-type: none"><li>✔ Close To Golf</li><li>✔ Close To Schools</li><li>✔ Urbanisation</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✔ South</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✔ Excellent</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✔ Communal</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✔ Air Conditioning</li><li>✔ Hot A/C</li><li>✔ Cold A/C</li><li>✔ Central Heating</li><li>✔ Fireplace</li><li>✔ U/F/H Bathrooms</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✔ Sea</li><li>✔ Beach</li><li>✔ Panoramic</li><li>✔ Garden</li></ul>
<b>Features</b> <ul style="list-style-type: none"><li>✔ Covered Terrace</li><li>✔ Fitted Wardrobes</li><li>✔ Private Terrace</li><li>✔ Solarium</li><li>✔ Satellite TV</li><li>✔ WiFi</li><li>✔ Ensuite Bathroom</li><li>✔ Marble Flooring</li><li>✔ Fiber Optic</li></ul>	<b>Furniture</b> <ul style="list-style-type: none"><li>✔ Fully Furnished</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✔ Fully Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✔ Communal</li></ul>	<b>Security</b> <ul style="list-style-type: none"><li>✔ Gated Complex</li><li>✔ Entry Phone</li><li>✔ Alarm System</li><li>✔ Safe</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✔ Open</li><li>✔ Private</li></ul>
<b>Utilities</b> <ul style="list-style-type: none"><li>✔ Electricity</li><li>✔ Drinkable Water</li><li>✔ Telephone</li></ul>	<b>Category</b> <ul style="list-style-type: none"><li>✔ Distressed</li><li>✔ Holiday Homes</li><li>✔ Investment</li></ul>				