EK
ARBAT ESTATES

Sales - House - Elviria

550.000€

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Ref.-ID: R5294749 **Elviria** **House**

Community: 264 EUR / year **IBI: 660 EUR / year** **Rubbish: 278 EUR / year** **2** **2** **144 m2** **179 m2**

REDUCED PRICE 550.000! Lower Elviria. For sale fantastic renovated and charming townhouse in Pueblo Sueco. This townhouse was refurbished to high quality standards in 2018 and beautifully decorated throughout. The property has a modern feel of top quality and is built over 2 floors. When entering the plot you will find an inviting west patio partially covered. It is furnished with chillout daybeds and there is lots of space for al fresco dining. There are mature types of spectacular cactus and easy maintaining planters. Entering the house you will find a handy guest toilet on the right and the fully equipped kitchen with all the necessary appliances. Also in the kitchen a cosy window to the front patio. The living room has large folding doors to the terrace, good space for two 3 seater-sofas and a nice round dining table next to the fire place. From the living room you access a lovely and spacious covered morning terrace with a 6 seater table, perfect to enjoy your breakfast! The stairs take you to the lower floor where we find a good sized bedroom with another auxiliary bedroom which could be used as dressing room. Another bedroom with a lot of extra space with a desk and dressing area. There are two bathrooms with generous showers, (one ensuite) and a washing/ storage room. These two bedrooms lead you to the patio on the lower floor from which you can access directly to the private pool club. At the patio you will find a beautiful deck where you can relax on the sunbeds and refresh using the solar shower. You can optionally be a member of the club for a yearly fee. There is Daikin hot and cold air conditioning system, underfloor heating in the bathrooms and high speed fibre optic. The neighbours are a combination of local and international nationalities. There is only a 10 minute walk to the best beach in Marbella, a 10 minute drive to Marbella city and less than 45 minutes to Malaga airport. There are as well several 18 hole golf courses like Santa Maria Golf, Santa Clara, Rio Real and Marbella Golf. Marbella has become a brand in Europe and all over the world with 320 days of full sun a year and total of 2900 hours of sun. Elviria represents the very essence of quality of life on the Costa del Sol. It is located in a unique natural setting and has a fantastic range of facilities nearby, including three 4-and-5 star hotels: Don Carlos, Marriott and Estrella de Mar, renowned golf courses such as Santa María and Green Hills, a Michelin-starred restaurant, Nikki Beach Club and one of the best beaches on the coast, all flanked by outstanding bars and restaurants, supermarkets and a local street market every Friday and an organic market every other Saturday. In addition, there is a Town Hall, doctor's office, post office, a wide range of schools, including private schools...all within walking distance. This is a unique opportunity and the ideal location for both a permanent residence or dream holiday home.

Setting
- ✔ Village
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ East Facing
- ✔ West Facing

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace
- ✔ U/F/H Bathrooms

Features
- ✔ Private Terrace
- ✔ Utility Room

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Category
- ✔ Resale