EK
ARBAT ESTATES

Sales - Apartment - Elviria

440.000€

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Ref.-ID: R5499373 **Elviria** **Apartment**

Community: 2,796 EUR / year **IBI: 1,145 EUR / year** **Rubbish: 700 EUR / year** **3** **2** **155 m2**

Beautiful apartment with the potential to obtain a tourist rental license. This corner apartment stands out for its spaciousness, high-quality construction, and a highly functional layout that clearly separates the living area from the sleeping quarters. A large entrance hall leads into an expansive living-dining room (over 30 m²) with a west-facing orientation and direct access to a charming terrace of approximately 25 m², offering pleasant views of a quiet, tree-lined setting and the mountains. Santa María Green Hills is a peaceful, gated residential complex featuring six swimming pools—one of which is heated—surrounded by well-maintained gardens, extensive green areas, and lovely paths for walking and enjoying the surroundings. A footpath from the property allows you to reach the beach on foot in 25 minutes (2 km). The complex includes an elevator that provides direct access from the apartment floor to the underground garage, where a dedicated parking space is included. The sleeping area comprises three spacious double bedrooms, all bright and equipped with built-in wardrobes. The master bedroom features a walk-in closet, a full en-suite bathroom, and direct access to the terrace. The property also includes a second full bathroom. Both bathrooms are equipped with double sinks, a bathtub, and an exterior-facing window. The kitchen is separate and generously sized, featuring a window and an east-facing orientation. Notable features include marble flooring, marble-clad bathrooms, and double-glazed windows—details that contribute to a high level of comfort and quality. **Location** The beach and the A-7 motorway—which provides quick access to the entire Costa del Sol—are just a 5-minute drive away. Also nearby is the commercial area of Elviria, which offers supermarkets, a bank, an ATM, restaurants, international schools, and all the essential services for daily living.

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

Orientation
- ✔ West Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool
- ✔ Indoor Pool
- ✔ Heated Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Mountain Views

Features
- ✔ Lift
- ✔ Private Terrace

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Private Parking

Category
- ✔ Investment