EK
ARBAT ESTATES

Sales - House - Elviria

740.000€

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Ref.-ID: R5513347 **Elviria** **House**

Community: 3,060 EUR / year **IBI: 720 EUR / year** **Rubbish: 186 EUR / year** **4** **3** **136 m2**

Renovated Corner Townhouse with in Elviria, Marbella This charming fully renovated townhouse is located in Elviria, one of Marbella's most attractive residential areas, renowned for its beautiful beaches and excellent quality of life. The property is just a 10-minute walk from the sea and offers an ideal combination of comfort, privacy and generous outdoor spaces. Distributed over four floors, the property offers 136 m2 of built area, 4 bedrooms, 3 bathrooms with wrap around outdoor space on a plot of 179m2. The ground floor features an open fully fitted kitchen and a spacious, bright living and dining area with direct access to a beautiful private patio. Completely renovated, this outdoor area has been designed to make the most of Marbella's Mediterranean climate creating the perfect setting for outdoor dining, entertaining and relaxing. The first floor comprises two bright bedrooms as well as a full bathroom. The second floor is dedicated to the bright master bedroom, which includes a full bathroom and direct access to the Tower as a private solarium offering impressive sea and mountain views and beautiful sunset panoramas. The basement offers an ample bedroom with its own bathroom and a good size storage room. The townhouse is located within a pleasant private residential community surrounded by gardens, with a communal swimming pool. It provides a peaceful environment ideal both as a permanent residence and as a holiday home in Marbella. An excellent opportunity to acquire a renovated townhouse close to the beach in Elviria, offering terraces, communal gardens, and sea and mountain views. The Urbanization of Cerrado de Elviria is built with smaller compounds and independent villas of up to 3 milion euros.The owners are mostly a combination of Spanish and European nationalities. Within walking distance to all amenities (Supermarkets, banks, restaurants, pharmacies, hairdressers, postal services, dentists, doctors,...) it is close to the popular beaches in Marbella and most famous Beach Clubs such as Nikki Beach. Hotel Don Carlos and La Cabane Marbella Beach Club at Los Monteros. There are as well several 18-Hole Golf Courses like Santa María Golf, Santa Clara Golf, Río Real Golf and Marbella Golf and Marbella Golf Course. Marbella has become a brand in Europe and all over the world with 320 days of full sun a year, a total of 2900 hours of sun.

Setting
- ✔ Village
- ✔ Close To Sea
- ✔ Close To Schools

Orientation
- ✔ East Facing
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Pool Views
- ✔ Street Views

Features
- ✔ Private Terrace
- ✔ Fiber Optic

Furniture
- ✔ Optional Furniture

Garden
- ✔ Communal Garden

Security
- ✔ Alarm System

Parking
- ✔ Street Parking

Category
- ✔ Resale