EK
ARBAT ESTATES

**Sales - Apartment - Elviria**

# 375.000€

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**Ref.-ID: R5516098** **Elviria** **Apartment**

**Community: 1,596 EUR / year** **IBI: 338 EUR / year** **Rubbish: 185 EUR / year** **1** **1** **42 m2**

This premium middle-floor second floor apartment is located inside the highly sought-after Romana Playa complex in Elviria, Marbella. It offers an ideal combination of frontline beach living, functional spaces, and excellent communal amenities on the sunny Costa del Sol.Property OverviewOrientation: South-west facing for optimal afternoon sun.Views: Panoramic, unobstructed Mediterranean Sea views.Floor Level: Middle floor apartment.Layout: Open-plan kitchen, large living/dining area.Bathrooms: Ensuite shower room attached to the main living area. Outdoor & Terrace FeaturesTerrace Size: Generously sized private sun terrace.Shading: Equipped with a retractable awning (toldo).Activities: Designed perfectly for al fresco dining and sunbathing.Complex AmenitiesPools: Access to 3 large communal swimming pools.Gardens: Extensively landscaped tropical communal gardens.Family: On-site children's playground area.Security: Gated front-line beach complex security.Parking: Secure communal parking directly on-site. Location & ConvenienceBeach Access: Direct front-line access right onto the sandy beach.Amenities: Walkable within 5 minutes to Elviria’s commercial hubs.Proximity: Easy access to local supermarkets, restaurants, and bars. Built 42 m², Terrace 22 m². Setting : Beachfront, Suburban, Close To Golf, Close To Shops, Close To Sea, Close To Town, Close To Schools, Urbanisation, Front Line Beach Complex. Orientation : South West. Condition : Good. Pool : Communal. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Sea, Panoramic, Street. Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Ensuite Bathroom, Access for people with reduced mobility, Marble Flooring. Furniture : Fully Furnished. Kitchen : Fully Fitted. Garden : Communal. Security : Gated Complex, 24 Hour Security. Parking : Communal. Utilities : Electricity. Category : Bargain.

**Setting**
- ✔ Beachfront
- ✔ Suburban
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Urbanisation
- ✔ Front Line Beach Complex

**Orientation**
- ✔ South West Orientation

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Sea Views
- ✔ Panoramic Views
- ✔ Street Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Marble Flooring

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ 24 Hour Security

**Parking**
- ✔ Communal Parking

**Utilities**
- ✔ Electricity

**Category**
- ✔ Bargain