Продажа - Апартамент - Elviria

720.000€











Ref.-ID: R5488036 **Elviria** **Апартамент**

Коммунальные: 5,724 EUR / год **ИБИ: 816 EUR / год** **Мусор: 463 EUR / год** **3** **2** **116 m2**

Welcome to Elviria del Sol! A truly special home in one of Marbella’s most sought-after areas, offering space, sunshine from morning to evening, and character. This charming apartment consists of two seamlessly combined apartments, resulting in an unusually spacious, functional, and practical home. Adjacent to the kitchen is a dining area with space for 6–8 people, a fireplace, and direct access to a south-east-facing terrace – perfect for enjoying the morning sun. A second living room, also with a fireplace, offers a comfortable seating area and direct access to a large, partially covered south-west-facing terrace. The terrace is equipped with an awning and its own outdoor tap for easy garden maintenance, creating an ideal space for enjoying the afternoon and evening sun. The property features three spacious bedrooms with fitted wardrobes and two generous bathrooms, one of which includes a bathtub. There is also additional built-in storage in the entrance hall, providing plenty of practical storage space. The property remains in its original condition from the year of construction and can either be enjoyed as it is or renovated according to the buyer’s preferences. Plenty of parking is available in the gated communal parking area next to the building, as well as on the street directly outside the property. Elviria del Sol – is one of the most established and sought-after residential communities east of Marbella, inspired by traditional Andalusian and Mediterranean styles. The community is beautifully set within extensive and lush landscaped gardens. Great emphasis was placed on space, natural light, and green surroundings, giving Elviria del Sol a distinctive character that sets it apart from many of the newer and more densely developed residential areas along the coast. The community features spacious, beautifully maintained gardens with exotic plants and palm trees, three swimming pools, tennis courts, and its own restaurant. One of the pools is heated, making the development particularly attractive outside the summer season as well. Location is one of Elviria del Sol’s key advantages. Elviria offers excellent everyday amenities, including several supermarkets as well as pharmacies, banks, bakeries, cafés, a wide range of shops, and healthcare services. Everything you need for day-to-day living is therefore just a few minutes from your doorstep, within walking distance. Elviria has also developed into a vibrant and welcoming dining destination, offering a wide variety of restaurants – from casual tapas bars and Italian restaurants like La Scala to excellent steakhouses and Mediterranean cuisine. And for beach lovers Elviria’s beaches are the best on the Costa del Sol offering fine sand, and beautiful and long walks along the coast. Here you will find some of the area’s most popular venues, Nikki Beach. Marbella is approximately a 5-minute drive away, while La Plage Casanis is around 5–7 minutes by car, making it easy to combine a day at the beach with lunch or dinner by the sea. For golf enthusiasts, the location is particularly attractive. Santa María Golf & Country Club is approximately 5 minutes away, while Marbella Golf & Country Club and Santa Clara Golf can be reached in around 10 minutes, and Río Real Golf in approximately 10–12 minutes. Several of Marbella’s finest golf courses are therefore within easy reach. At the same time, Elviria del Sol offers a peaceful and private setting surrounded by greenery, while the beach, restaurants, shopping, and everyday amenities are all very close by walking distance, so the location is perfect. Marbella town centre is approximately 15 minutes away by car, and Málaga Airport is around 35–45 minutes. With its exceptional sense of space, two sun-filled terraces, and unique character, this is a property that truly needs to be experienced in person. A rare opportunity in Elviria – and an apartment that simply must be seen!

Расположение
- ✔ Рядом с гольф-полем
- ✔ Рядом с магазинами
- ✔ Рядом с морем
- ✔ Близко к школам

ОРИЕНТАЦИЯ
- ✔ Юго-Западная ориентация

Состояние
- ✔ Хорошее состояние

бассейн
- ✔ Коммунальный бассейн
- ✔ бассейн с подогревом

Климат-контроль
- ✔ Кондиционер
- ✔ Камин

ВИД
- ✔ Сад Просмотров

Особенности
- ✔ Крытая терраса
- ✔ Встроенные шкафы
- ✔ Рядом с транспортом
- ✔ Приватная терраса
- ✔ WiFi
- ✔ Падлл теннис
- ✔ Подсобное помещение
- ✔ Мраморные полы
- ✔ Оптическое волокно

Мебель
- ✔ Дополнительный Мебель

Сад
- ✔ Общий сад

меры безопасности
- ✔ Огражденный комплекс
- ✔ Домофон
- ✔ Сигнализация