

**Продажа - Апартамент - Elviria**  
**615.000€**

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**Ref.-ID: R5211244**

**Elviria**

**Апартамент**

**Коммунальные: 3,060 EUR / год**

**ИБИ: 760 EUR / год**

**Мусор: 185 EUR / год**



**2**



**2**



**107 m2**

Elegance, comfort, and sea views in Elviria Hills – Marbella East Discover this spectacular, recently renovated apartment located in the exclusive Elviria Hills urbanization, one of the most sought-after enclaves in Marbella East. With 107 m<sup>2</sup> of living space, this property combines style, spaciousness, and an unparalleled quality of life in the heart of the Costa del Sol. It has 2 spacious bedrooms and 2 full bathrooms, all designed with high-end finishes and details that make a difference, such as underfloor heating in the bathrooms, electric blinds in the bedrooms, large capacity built-in wardrobes, air conditioning and heating. The jewel of this home is its 32 m<sup>2</sup> terrace, perfect for enjoying the Mediterranean climate, with breathtaking views of the sea and the communal garden, ideal for relaxing outdoors or spending quality time with family. The apartment enjoys a south-facing orientation, guaranteeing natural light throughout the day, while air conditioning, central heating, and marble floors ensure absolute comfort year-round. The kitchen is recently renovated and fully equipped, ready to use, and opens onto an elegant living area that seamlessly connects with the outdoors, creating an open and welcoming atmosphere. The complex offers a full range of top-tier amenities: Communal swimming pool 2 tennis courts Gym Golf course with academy and driving range The renowned Michelin-starred restaurant El Lago In addition, the property includes a parking space and storage room with direct elevator access from the garage to the apartment. As for its location, it is simply unbeatable. Just five minutes from the Elviria Shopping Centre, where you will find supermarkets, restaurants, banks, shops, and more. It is also close to some of Marbella's best beaches, with beach bars and promenades. Ideal for families, as it is just minutes from prestigious international schools such as the German School and the English International College. Key distances: Marbella City Centre: 15 min Puerto Banús: 20 min Málaga Airport: 40 min This apartment represents a unique opportunity to live surrounded by nature, with all the luxuries and amenities at your fingertips. Whether as a permanent residence, holiday home, or investment, this home in Elviria Hills has it all. Come and see it for yourself and fall in love!

#### Расположение

- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Близко к школам

#### ОРИЕНТАЦИЯ

- ✓ Юг

#### Состояние

- ✓ Отличное
- ✓ Недавно отремонтированная

#### бассейн

- ✓ Общий

#### Климат-контроль

- ✓ Кондиционер
- ✓ Центральное отопление
- ✓ Полы с подогревом в ванной

#### ВИД

- ✓ Море
- ✓ Горы
- ✓ Сельская местность
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн

#### Особенности

- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Тренажерный зал
- ✓ Падл теннис
- ✓ Подсобное помещение
- ✓ Мраморные полы
- ✓ Двойные стеклопакеты

#### Мебель

- ✓ Полностью меблированный

#### Кухня

- ✓ Частично оборудованная

#### Сад

- ✓ Общественный

#### меры безопасности

- ✓ Электрические жалюзи
- ✓ Сигнализация

#### Парковка

- ✓ Общая

#### Категория

- ✓ Гольф
- ✓ Элитная