+34 604 489 646
info@luxury-realty.com
luxury-realty.com



ELVIRIA

480,000 €

REFERENCE R5520103

Elevated Coastal Living: A Panoramic Sea-View Penthouse in Elviria, Southern Spain

2	2	123 m²	22 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

```html

Step into a realm where the azure sky meets the shimmering Mediterranean, and sophisticated luxury harmonizes with tranquil beauty. This exquisite penthouse, gracefully positioned within the prestigious Santa María Green Hills community in Elviria, East Marbella, presents an unparalleled opportunity for refined coastal living on Spain's iconic Costa del Sol. Boasting two spacious bedrooms, two elegant bathrooms, and an expansive 123.39 m² of built area, this residence delivers truly panoramic sea views that captivate from every angle. Crucially, it benefits from an existing tourist licence, highlighting its potential as a cherished home, a luxurious holiday retreat, or a shrewd investment property in one of Southern Europe's most sought-after destinations.

Spanning 123.39 m² built (101.30 m² usable), this penthouse is a testament to elegant design and comfort. Natural light floods the bright, open-plan living and dining area, creating an inviting atmosphere. Presented in immaculate, move-in-ready condition and fully furnished with stylish pieces, new owners can immediately embrace the Marbella lifestyle. Each of the two comfortable bedrooms offers a private sanctuary, complemented by two exquisitely appointed bathrooms. A fully equipped contemporary kitchen, a dedicated dressing area, and a separate laundry space further enhance the home's practicality and comfort.

Beyond the meticulously designed interiors lies the jewel of this property: an expansive private terrace. This magnificent outdoor space invites you to embrace the quintessential Mediterranean way of life – imagine serene breakfasts as the sun rises over the sea, or elegant al fresco dinners under a canopy of stars. From this vantage point, breathtaking panoramic sea views unfold in an uninterrupted spectacle, stretching across the sparkling waters of the Costa del Sol, imbuing the home with unparalleled grandeur and serene charm.

---

## An Exclusive Community: Santa María Green Hills

Residing within the highly coveted Santa María Green Hills community means embracing an exclusive lifestyle defined by serenity, security, and exceptional amenities. This esteemed enclave is celebrated for its harmonious atmosphere, meticulously planned communal areas, and beautifully manicured landscaped gardens that artfully blend indigenous flora with exotic, tropical-style greenery. Residents enjoy access to six sparkling communal swimming pools, including one luxuriously heated for year-round enjoyment. The community's unwavering commitment to security and meticulous maintenance ensures a tranquil, private, and exceptionally well-preserved living environment, further supported by secure underground parking and private storage units, reflecting the comprehensive attention to detail that defines this prestigious address.

---

## Elviria: Your Prestigious Address in Southern Spain

Strategically positioned in the highly desirable area of Elviria, East Marbella, this penthouse masterfully combines the peace and privacy of a secluded residential setting with effortless access to the vibrant energy and world-class amenities of the Costa del Sol. Elviria is more than a location; it represents a sophisticated lifestyle choice, renowned for its pristine natural beauty, upscale offerings, and a captivating fusion of authentic Andalusian charm with an international cosmopolitan flair. Nestled on the sun-drenched southern coast of Spain, Elviria offers an idyllic canvas of golden sandy beaches, championship golf courses, gourmet restaurants, and chic beach clubs. From high-end supermarkets and reputable international schools to thrilling leisure pursuits, every desire is within easy reach. The historic allure and bustling ambiance of Marbella town centre are merely a short, picturesque drive away, solidifying Elviria's reputation as one of the most sought-after and privileged destinations in Andalusia.

---

## An Astute Investment: The Advantage of a Tourist Licence

Beyond its undeniable appeal as a luxurious permanent residence or an idyllic holiday sanctuary, this penthouse offers a particularly compelling investment proposition. Benefiting from an existing and fully compliant tourist rental licence, and with short-term holiday rentals explicitly permitted within the Santa María Green Hills community, it provides a highly lucrative avenue for generating substantial rental income. This distinct and valuable advantage makes the property exceptionally attractive to
```

astute buyers seeking not only a magnificent Mediterranean escape but also a robust, income-generating asset in a consistently high-demand market, ensuring strong returns on investment.

Seize This Exceptional Opportunity

Whether your vision entails a serene Mediterranean haven for year-round living, a comfortable and convenient family home for extended stays, or a strategic holiday rental investment designed for optimal returns, this magnificent sea-view penthouse encapsulates an irresistible blend of prime location, expansive living spaces, unparalleled comfort, and an enviable lifestyle. It truly represents a rare and wonderful opportunity to acquire a fully furnished, turnkey residence boasting breathtaking, unobstructed sea views, all nestled within one of Elviria's most peaceful, prestigious, and well-appointed residential communities. Discover the epitome of coastal luxury and secure your piece of paradise on the sun-kissed shores of Southern Spain.

```

## Details

| | | | |
|---|---|---|---|
| Reference | R5520103 | Property Type | Penthouse |
| Status | Sale | Price | 480,000 € |
| Bedrooms | 2 | Bathrooms | 2 |
| Build size | 123 m² | Plot Size | – |
| Terrace | 22 m² | Parking places | by request |

## Features

Pool, Air conditioning, Heating, Sea views, Private garden, Lift, Parking, Holiday Home, Investment, Resale

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella
```