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ELVIRIA

■■■■■■■■ ■ Elviria

349 000 €

■■■■■■■■■ R5541718

3	1	88 m²	70 m²
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TOP-FLOOR APARTMENT WITH TWO SPACIOUS TERRACES AND SWIMMING POOL – ELVIRIA, MARBELLA NATURAL LIGHT, TRANQUILLITY AND OUTDOOR LIVING JUST MINUTES FROM THE BEACH Discover this bright and inviting apartment located in the well-maintained Parque Elviria residential complex, in a peaceful area of Marbella, just a short walk from Elviria's beautiful sandy beaches. Situated on the top floor, the property stands out for its two spacious private terraces, practical layout and tranquil surroundings with landscaped gardens. MAIN FEATURES - 87.93 m² built area and 66.19 m² usable area according to the Land Registry - 3 bedrooms - 1 full bathroom and 1 guest toilet - Bright living and dining room with fireplace - Open-plan American-style kitchen - Two spacious private terraces on different levels - Top-floor location - Private storage room included - Communal swimming pool and landscaped gardens - Parking area within the residential complex - Peaceful residential environment TWO TERRACES TO ENJOY THROUGHOUT THE YEAR One of the property's greatest attractions is its generous outdoor space. The main terrace provides an ideal setting for outdoor dining or relaxation, while the upper terrace offers additional space for sunbathing, creating a chill-out area or enjoying gatherings with family and friends. The apartment combines comfortable interiors, natural light and the benefits of living in a residential complex with a swimming pool and green areas. PRIME LOCATION Located in Elviria, close to beaches, supermarkets, restaurants, cafés and golf courses, with easy access to the A-7 and convenient connections to Marbella town centre, Puerto Banús and Málaga Airport. IDEAL FOR - Families looking for a home with generous outdoor spaces - Buyers seeking a second residence close to the sea - Those who appreciate tranquillity and landscaped surroundings - Buyers looking for a home in an established residential area of Marbella A CHARMING APARTMENT WITH TWO MAGNIFICENT TERRACES, A SWIMMING POOL AND AN EXCELLENT LOCATION FOR ENJOYING THE MEDITERRANEAN LIFESTYLE. Contact me for further information or to arrange a private viewing. THE SALE PRICE INCLUDES AGENCY FEES. THE BUYER WILL NOT BE REQUIRED TO PAY ANY ADDITIONAL COMMISSION. In accordance with Decree 218/2005 of the Regional Government of Andalusia, taxes, notary fees, Land Registry fees and other ■purchase-related ■expenses ■are ■not included ■in ■the ■advertised ■price. ■Measurements and ■property ■details must ■be ■verified against ■official ■documentation. ■The ■information provided is ■for ■guidance ■only ■and ■is ■non-contractual.

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