



## Top Floor Apartment for sale in Parque Elviria, Elviria, Marbella East

425,000 €

Reference: R5148742 Bedrooms: 3 Bathrooms: 2 Build Size: 106m<sup>2</sup> Terrace: 31m<sup>2</sup>





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## Costa del Sol, Elviria

Charming Top-Floor Apartment with Great Potential in Parque Elviria, Marbella East Discover this lovely top-floor apartment located in the sought-after gated community of Parque Elviria – right in the heart of Elviria, Marbella East. Perfectly positioned within walking distance to shops, restaurants, cafés, and the beach, this property offers exceptional potential for renovation and personalisation. The apartment has a total built area of 105 m<sup>2</sup> including terraces and features three bedrooms and two bathrooms. The bright and welcoming living room, complete with a fireplace, opens directly onto a sunny open-air terrace with the possibility to create access to a private solarium – an ideal spot to enjoy Marbella's all-year-round sunshine. The kitchen benefits from natural light and connects to a covered terrace, offering additional space for dining or relaxation. A 7 m<sup>2</sup> private storage room is located on the ground floor. Please note that the building does not have a lift. The gated complex offers a recently upgraded communal swimming pool, surrounded by lush green areas for sunbathing, as well as a CCTV security system for peace of mind. This property is perfectly situated in a central yet quiet area, just a short stroll to all amenities and some of Marbella's best sandy beaches. It's only an 8-minute drive to Marbella centre and approximately 22 minutes to Málaga Airport – making it an excellent choice for both a holiday home and a permanent residence.



## Features:

### Orientation

South East

### Pool

Communal

### Garden

Communal

### Setting

Close To Sea

### Furniture

Optional

### Security

Gated Complex

### Condition

Fair

### Kitchen

Fully Fitted

### Parking

Communal