



## Villa - Chalet en venta en Elviria, Marbella Este

599.000 €

Referencia: R5253490    Dormitorios: 3    Baños: 2    Construido: 96m<sup>2</sup>    Terraza: 20m<sup>2</sup>





## Costa del Sol, Elviria

### FABULOUS OPPORTUNITY

Modern Elegance near Marbella!

Three-Bedroom Villa in El Manantial, Santa Maria Golf, Elviria

This villa combines modern comfort with a prime location – perfect for those who appreciate the best of Mediterranean living.

Discover this charming detached villa in Elviria, just 15 minutes from the vibrant centre of Marbella. The villa is ideally located, just a short walk from the exclusive Santa Maria Golf Club and within easy reach of Elviria Beach with its boutiques, restaurants, and bars. El campo de golf Santa María de 18 hoyos, con casa club, restaurante y cancha de tenis, está a la vuelta de la esquina.

Refurbished to high standards, the villa features a bright living/dining area with a stunning cathedral ceiling and a spacious, fully fitted Schmidt kitchen.

The master bedroom with an en-suite bathroom, two additional bedrooms sharing a bathroom ensure comfort and space.

Additional features include preinstalled air conditioning (heating and cooling) and an alarm system.

The complex boasts four communal pools, beautifully maintained gardens, and private parking. All amenities, including restaurants, supermarkets, and banks, are just minutes away.

#### Location Overview:

- On Foot: Beach, golf club, shops, restaurants
- By Car:
- Marbella Centre: 15 minutes
- Puerto Banús: 20 minutes
- Malaga Airport: 35 minutes
- Fuengirola Centre: 15 minutes
- Beach: 5 minutes

#### Features in Detail:

- Location: Close to golf, sea, and shops, in an urbanised area
- Orientation: South/Southwest
- Condition: Modern and well-maintained
- Pool: Four Communal pools
- Climate Control: Air conditioning (heating and cooling)
- Views: Garden
- Special Features: Terrace, fitted wardrobes
- Furnishing: Part furnished
- Parking: Private, multiple spaces on the street
- Style: Contemporary



IBI Fees: €650/year - Community Fees: €170/month

Please contact us for more information.



## Características:

### Características

Terraza

Baño privado

Armarios ajustados

### Vistas

Jardín

### Piscina

Comunal

Piscina para niños

### Jardín

Comunal

Jardín Privado

Ajardinado

### Servicios Públicos

Electricidad

### CO2 Emission Rating

D

### Orientación

Suroeste

### Posición

Cerca del golf

Urbanización

Cerca del mar

Cerca de las tiendas

Cerca de las escuelas

Cerca del bosque

### Muebles

Parte amueblada

### Seguridad

Seguridad de 24 horas

### Categoría

Inversión

Negociar

Reventa

Contemporáneo

### Climatización

Aire acondicionado

Fría de aire acondicionado

A/C caliente

### Estado

Buen estado de conservación

### Cocina

Cocina Equipada

### Aparcamiento

Párking Privado

Calle

More Than One

### Calificación energética

D