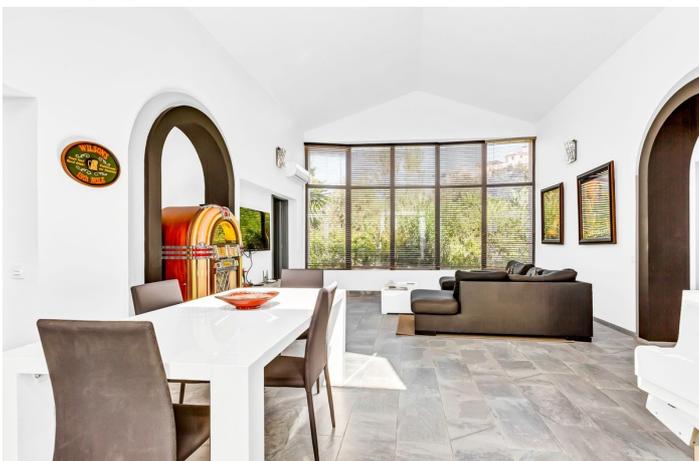




## Vrijstaande Villa te koop in Elviria, Marbella Oost

599.000 €

Referentie: R5253490 Slaapkamers: 3 Badkamers: 2 Perceelgrootte: 96m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Privéterrass  
Ensuite badkamer  
Gemonteerde kasten

### Uitzicht

Tuin

### Zwembad

Gemeenschappelijk  
Kinderen zwembad

### Tuin

Gemeenschappelijk  
Privé  
Aangelegd

### Voorzieningen

Elektriciteit

### CO2 Emission Rating

D

### Zonorientatie

Zuidwesten

### Ligging

Dicht bij golf  
Verstedelijking  
Dicht bij zee  
Dicht bij winkels  
Dicht bij scholen  
Dicht bij bos

### Meubilering

Deels ingericht

### Beveiliging

24 -uurs beveiliging

### Categorie

Investering  
Koopje  
Wederverkoop  
Modern

### Klimaatbeheersing

Airconditioning  
Koud A/C  
Hete a/c

### Huidige Staat

Goed

### Keuken

Volledig passend

### Parkeergelegenheid

Privé  
Straat  
Meer dan één

### Energiebeoordeling

D