



## GROUND FLOOR APARTMENT WITH 3 BEDROOMS

📍 Elviria

**REF# R4581976 – 895.000€**

IBI

1231 €/YEAR

Garbage

185 €/YEAR

Community

6060 €/YEAR



3  
Beds



2  
Baths



130 m<sup>2</sup>  
Built



80 m<sup>2</sup>  
Plot



30 m<sup>2</sup>  
Terrace

First line beach complex garden apartment in Elviria

Large corner unit 3-bedroom 2-bathroom apartment with private garden. In this fabulous apartment there is plenty of space at your ease, an ample large living room and dining area makes the best out of it for large

families. Direct access from the living room to the covered terrace that can be upgraded with glass curtains so you have more living space for the winter time. It leads you to the private garden where you can bask in the sun.

The kitchen is partly open to the dining area and well-equipped, with all of the required appliances and a convenient laundry room in the back with sink and extra fridge

There are three practical furnished bedrooms, the master bedroom has its own private bathroom and the other two share a recently refurbished bathroom.

The pool area has an easy access to the pool area plus there is a gate that leads you directly to the sandy Elviria Beach!

Extra features: the property benefits from two garages and one of them is closed.

The complex:

Situated in one of the most popular areas of Marbella, Cerrado de Elviria Beach is the perfect beachfront hideaway located only ten kilometres from the centre of Marbella. This as with other developments in this part of the Costa del Sol has been constructed and landscaped to ensure that they blend with the beauty of their natural setting.

The development consisting of only 78 apartments of 2- & 3-bedroom within its gated community, it covers a total of 12,000 m2 which goes right down to the sandy beaches of Elvira and has views towards Africa and Gibraltar which can be seen most days.

The pool area in the development is spacious and has a waterfall. For the more athletic ones there is also padel and tennis courts

Located near the 5-star Don Carlos and the new Vincci Estrella Del Mar hotel, also 5-star ideal for that evening dining experience.

Elviria has excellent facilities mostly all within 10-15 minutes' walk; you can find almost anything, restaurants both renowned and day to day, amenities, supermarkets, banks, pharmacies, also tennis, gym facilities and an adventure park are nearby. Marbella Centre is just 15 minutes' drive and the broad-based Puerto Banus with its luxury shopping is 25 minutes away. Around 40 minutes' drive to Malaga Airport and also Gibraltar Airport is accessible in around 60 minutes.





