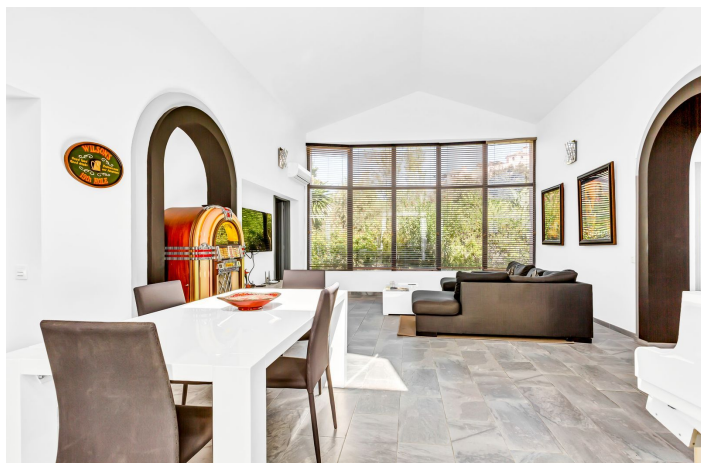




## Vrijstaande Villa te koop in Elviria, Marbella

599.000 €

Referentie: R5253490 Slaapkamers: 3 Badkamers: 2 Perceelgrootte: 96m<sup>2</sup> Terras: 20m<sup>2</sup>





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## 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



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

Please contact us for more information.



## Kenmerken:

### Extra's

Privé Terras  
Ensuite badkamer  
Inbouwkasten

### Uitzicht

Garden Views

### Zonorientatie

South West Orientation

### Ligging

Dichtbij golfbaan  
Urbanisatie  
Dichtbij zee  
Dicht bij winkels  
Dichtbij scholen  
Dichtbij bos

### Meubilering

Gedeeltelijk gemeubileerd

### Beveiliging

24 -uurs beveiliging

### Categorie

Investering  
Koopje  
Bestaande bouw  
Modern

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C

### Huidige Staat

Goede conditie

### Zwembad

Gemeenschappelijk zwembad  
Children`s Pool

### Tuin

gemeenschappelijke tuin  
private Garden  
aangelegde tuin

### Voorzieningen

Elektriciteit

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

private Parking  
parkeren op straat  
More Than One

### Energiebeoordeling

D

### CO2 Emission Rating

D