



# Detached Villa for sale in Elviria, Marbella East

599,000 €

Reference: R5253490 Bedrooms: 3 Bathrooms: 2 Build Size: 96m<sup>2</sup> Terrace: 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



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

Please contact us for more information.



## Features:

### Features

Private Terrace  
Ensuite Bathroom  
Fitted Wardrobes

### Views

Garden

### Pool

Communal  
Children`s Pool

### Garden

Communal  
Private  
Landscaped

### Utilities

Electricity

### CO2 Emission Rating

D

### Orientation

South West

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Close To Forest

### Furniture

Part Furnished

### Security

24 Hour Security

### Category

Investment  
Bargain  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Private  
Street  
More Than One

### Energy Rating

D