



## Two-bedroom ground floor apartment for sale just steps from the beach in Elviria, Marbella

Marbella Area

🏠 Apartment   🏡 -   🏡 Built 71 m<sup>2</sup>   🏡 Terrace 36 m<sup>2</sup>   🛏 2   🚿 2   # Ref. 187900

💰 597.500 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## Modern garden apartment for sale in Elviria, on the east side of Marbella

### HIGHLIGHTS

- Beachside, 200m from the beach.
- Walking distance to amenities.
- Energy-conscious design.
- Private garden.
- Open plan living.
- Ideal investment.

### THE LOCATION

**Perfectly located a short walk from Elviria's most beautiful sandy beaches, often praised as the best in the entire Marbella region.**

In the immediate vicinity, you'll find some of the most renowned beach clubs and charming beach restaurants, ideal for relaxing days by the sea.

A wide range of recreational facilities is also within walking distance or just a few minutes' drive.

For golf enthusiasts, there's a beautiful 18-hole golf course just a few minutes' drive away. Several other top-quality golf courses are also within a 10-minute radius.

The location is exceptionally central: just a 15-minute drive from the vibrant center of Marbella, and 20 minutes from both the fashionable Puerto Banús and lively Fuengirola.

This virtually brand-new gated complex features a communal garden, swimming pool and children's pool, a fitness room, and a co-working space.

### THE APARTMENT

#### In figures:

Built area: 107m<sup>2</sup>  
Interior area: 71m<sup>2</sup>  
Terrace area: 36m<sup>2</sup>  
Private garden  
Bedrooms: 2  
Bathrooms: 2

#### Description:

**Ground floor apartment with its own private garden.**

The finishes were carried out to high quality standards, with an eye for detail and sustainability.

East-facing.

**Sunny, modern design.**

**Open-plan living space** with a living and cooking area.

Open-plan kitchen/diner, fully equipped with Bosch appliances.

High sliding windows open onto the terrace, allowing the interior to absorb abundant natural light.

High-quality gray flooring.

Laundry room.

Storage and parking included.

Other features:

Air conditioning for cooling and heating.

Double glazing.

Home automation.

Electric blinds.





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