



## Resale – Newly Built Designer Townhouse for Sale, Beachside Elviria, East of Marbella

Marbella Area

 House  Plot 58 m<sup>2</sup>  Built 157 m<sup>2</sup>  Terrace 35 m<sup>2</sup>  3  2  # Ref. 156735-R

 950.000 €

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.

## Resale!!! Newly built townhouse for sale, beachside Elviria to the east of Marbella centre

### PROPERTY HIGHLIGHTS

- Newly built townhouse with sleek, modern architecture
- Prime location in highly sought-after **beachside Elviria**
- Just steps from the beach and all amenities
- 3 bedrooms, 2 bathrooms + guest toilet
- 2 parking spaces
- South-facing orientation
- Energy label: A
- Excellent investment opportunity
- Estimated delivery: **September / October 2026**

### LOCATION

Ideally located just **200 metres from Elviria's finest sandy beaches**, widely regarded among the best in Marbella  
In gated complex with a communal pool.  
Walking distance to renowned beach clubs and charming beachfront restaurants  
Close to a wide range of leisure and lifestyle amenities  
Only a few minutes' drive to an 18-hole golf course, with several others within 10 minutes  
Approx. 15 minutes to Marbella centre and 20 minutes to Puerto Banús or Fuengirola

### THE PROPERTY

#### In figures:

Built area: 157m<sup>2</sup>  
Interior built surface area (Net): 113m<sup>2</sup>  
Surface terraces: 35m<sup>2</sup>  
Garden: 58m<sup>2</sup>  
3 bedrooms, 2 bathrooms, 1 guest toilet  
2 Private parking spaces: 25m<sup>2</sup>  
2 Floor levels

**This stylish townhouse combines modern design with high-quality finishes and a bright, open-plan layout**

Spacious living area with lounge, dining space, and fully fitted open kitchen with island  
Large sliding glass doors providing abundant natural light  
Covered terrace on garden level, ideal for dining and relaxing  
Upper-level pergola terrace  
**Private landscaped garden**  
Garden view  
**South orientation**  
Elegant beige porcelain tiled flooring throughout

## **Features**

**Energy label: A**

**Underfloor heating throughout**

Air conditioning (hot & cold)

Double glazing

Glass balustrades

Intercom system

Fully fitted kitchen (fridge, freezer, dishwasher, oven, microwave)

Separate utility room with Bosch washing machine and dryer

Hansgrohe fittings

Fully fitted bathrooms

Electric towel heater in master bathroom

Bathtub in second bathroom

**A rare opportunity to acquire a modern, beachside property in one of Marbella's most desirable locations.**



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