



# Middle Floor Apartment in Elviria

Price € 745,000

Bedrooms	3
Bathrooms	3
Build Size	145 m <sup>2</sup>
Terrace	32 m <sup>2</sup>
Plot Size	177 m <sup>2</sup>

## SETTING

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ U/F/H Bathrooms

## VIEWS

- ✓ Sea
- ✓ Mountain
- ✓ Golf
- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Pool
- ✓ Lake

## FEATURES

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Gym
- ✓ Paddle Tennis
- ✓ Utility Room
- ✓ Marble Flooring

## KITCHEN

- ✓ Partially Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Alarm System

## PARKING

- ✓ Communal

## CATEGORY

✓ Golf

✓ Luxury

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Discover this exclusive apartment in Elviria Hills, one of the most prestigious residential areas in Marbella East. With 145 m<sup>2</sup> of built area and a 32 m<sup>2</sup> terrace, this home offers the perfect balance of elegance, comfort, and a Mediterranean lifestyle.

□ High-end layout and finishes:

3 spacious bedrooms with built-in wardrobes

3 full bathrooms and the main one with underfloor heating

Fully equipped kitchen + laundry terrace

Living-dining room with direct access to the terrace

Marble floors, air conditioning, and central heating

South-facing with natural light all day long

Terrace with dreamy views:

The jewel of the house is its spacious open terrace with panoramic views of the sea and the garden, ideal for enjoying al fresco dining, relaxing with a book, or simply contemplating the beautiful surroundings.

Premium common areas:

Communal pool

2 tennis courts

Fully equipped gym

Golf course with academy

Michelin-starred El Lago Restaurant

Parking space + storage room with direct elevator access.

Prime location:

Just 5 minutes from the Elviria Shopping Center and Marbella's best beaches. Close to prestigious international schools (German School, English International College) and surrounded by golf courses such as Santa María, Cabopino, and Santa Clara.

Key distances:

Marbella Center: 15 min

Puerto Banús: 20 min

Malaga Airport: 40 min

Ideal as a permanent residence, a luxury investment, or a second home.

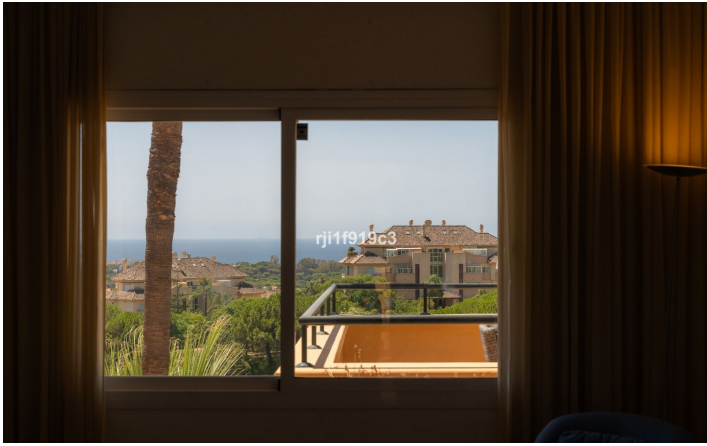
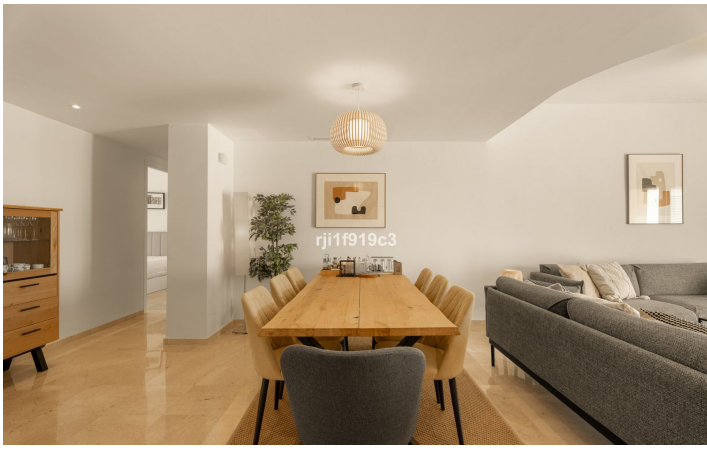
Ready to move into!

Contact us for more information or to schedule a viewing.

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# GALLERY







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