

**Sales - Apartment - La Mairena**  
**340.000€**



**Ref.-ID: MIBGR4790863**

**La Mairena**

**Apartment**

**Community: 2,340 EUR / year**

**IBI: 320 EUR / year**

**Rubbish: 260 EUR / year**



**2**



**2**



**87 m2**

Amazing Sea View and PRIVATE GARDEN apartment in Elviria Alta / Marbella !! This sunny sea view garden apartment located in "la Mairena / Elviria Alta ", in the east of Marbella, offers a great south / west facing orientation with a private garden and guaranties sunshine specially in wintertime ; the wonderful terrace is possible to be glazed with crystal curtains and would provide "a whole year around use" and an excellent extension of the living room; the views of the apartment and the garden / terrace part are panoramic towards the sea and the mountains; the apartment is located in a quiet, exclusive residential area which is also close to all amenities! This modern residential complex "la Floresta " is located just a few minutes (about 8 minute drive) from the beach in Elviria; approx 87 m<sup>2</sup> apartment plus 20 m<sup>2</sup> terrace and private garden ; very nice living / dining room; 2 bedrooms (the master bedroom has access to the terrace), 2 bathrooms (a bathroom with bath tub, the second bathroom with shower), fitted kitchen with utility room / storage; air conditioning hot / cold; blinds in the bedrooms; lovely apartment in an exclusive urbanization located in la Mairena / Elviria Alta, gated urbanization with beautiful community pool area; a private parking in the gated urbanization belongs also to the apartment; a membership in the nearby golf club is included / free for the owners in this urbanization; The golf club "El Soto Golf" offers gym, tennis court, 9 hole golf course, paddle tennis court, clubhouse with restaurant etc, to reach the clubhouse is only 2 minutes by car or 12 minute walk from the gated community. The residential complex is characterized by its great view of the nature reserve and the sea, the beautiful tranquillity and nature - and it is only a few minutes (about 7 km, 8 minutes) from the commercial center / supermarket etc located in Elviria. In La Mairena there are several restaurants, a bar, a mini supermarket, the tennis center Hofsäss and the German school, furthermore many other golf courses (for example, Santa Maria Golf, La Cala Golf, El Lago Golf etc) can be reached in just a few minutes. To the city center of Marbella you only need about 18-20 minutes in car.

- |   |   |  |  |   |  |
|---|---|--|--|---|--|
| <b>Setting</b><br>✓ Close To Golf<br>✓ Close To Shops<br>✓ Close To Schools<br>✓ Urbanisation | <b>Orientation</b><br>✓ South<br>✓ South West | <b>Pool</b><br>✓ Communal                | <b>Climate Control</b><br>✓ Air Conditioning | <b>Views</b><br>✓ Mountain<br>✓ Panoramic | <b>Features</b><br>✓ Covered Terrace<br>✓ Lift<br>✓ Fitted Wardrobes<br>✓ Private Terrace<br>✓ Gym<br>✓ Sauna<br>✓ Paddle Tennis<br>✓ Tennis Court<br>✓ Utility Room<br>✓ Double Glazing |
| <b>Furniture</b><br>✓ Not Furnished   | <b>Kitchen</b><br>✓ Fully Fitted              | <b>Garden</b><br>✓ Communal<br>✓ Private | <b>Security</b><br>✓ Gated Complex           | <b>Parking</b><br>✓ Private               | <b>Utilities</b><br>✓ Electricity<br>✓ Drinkable Water<br>✓ Solar water heating  |
| <b>Category</b><br>✓ Bargain<br>✓ Holiday Homes<br>✓ Investment<br>✓ Luxury<br>✓ Resale       |   |  |  |   |  |