



Sales - Apartment - Elviria  
**395.000€**

[www.mibgroup.es](http://www.mibgroup.es)  
**+34 662 58 96 58**  
[info@mibgroup.es](mailto:info@mibgroup.es)



**Ref.-ID: MIBGR4604044**

**Elviria**

**Apartment**

**Community: 2,916 EUR / year**

**IBI: 734 EUR / year**

**Rubbish: 185 EUR / year**



**2**



**2**



**110 m2**

Excellent opportunity! Beautifully presented duplex penthouse apartment in the popular residential complex of Jardines de Santa Maria Golf in Elviria, Marbella East. Upper Level: ● Spacious and sunny master bedroom with ample fitted wardrobes and direct access to a private south-facing terrace with views to the pool, garden and sea ● Master bathroom with a shower and a separate toilet Lower Level: ● Fully fitted kitchen equipped with all modern appliances and a water filter system eliminating the need for purchasing bottled water ● Utility room with washing machine ● Guest bedroom with fitted wardrobes ● Guest bathroom with a shower ● Ample and bright living room and dining area ● Spacious open terrace with views to the pool and garden Interior Features: ● Air conditioning system (hot and cold) ● Marble flooring ● In excellent condition ● Sold fully furnished including decorations ● Very well maintained by its owners ● Fibre optic Exterior Features: ● Private parking space and storage room in the communal underground parking ● 5 swimming pools including kids pool ● Beautiful gardens ● Gated and well functioning community ● 24-hour security Location: ● Next to the renowned Santa María Golf and Country Club offering an 18-hole golf course, tennis and bowling ● A mere 15 minutes' walking distance to Don Carlos Beach ● Only a short stroll to Elviria shopping centre with its variety of supermarkets, restaurants, bars and more. No restrictions in this community on tourist rentals. The apartment has First Occupation License. Don't miss the opportunity to make this duplex penthouse your new home. Contact us today for a viewing.

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|---|--|--|---|---|---|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Golf</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Schools</li> <li>✓ Urbanisation</li> </ul>   | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South</li> </ul>  | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>  | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>   | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Garden</li> <li>✓ Pool</li> </ul> |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ WiFi</li> <li>✓ Storage Room</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Marble Flooring</li> <li>✓ Double Glazing</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>  | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul> | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ 24 Hour Security</li> </ul>                      | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Private</li> </ul>      |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> </ul>  | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Golf</li> <li>✓ Holiday Homes</li> <li>✓ Luxury</li> <li>✓ Resale</li> </ul> |  |   |   |   |