

Ref.-ID: MIBGR4778941

Elviria

House



BRAND NEW townhouse in the heart of Elviria!! This is a unique opportunity to acquire a super spacious, modern 3 bedroom property in Elviria's most awaited project: La Vera de Marbella; an exclusive development of only 25 properties sharing a 15,000 sqm plot with comunal gardens and pools. The property is distributed over 4 floors and is as follows: The ground floor has a large open-plan kitchen, dining and living room with exit to a partially covered terrace and steps onto the garden, plus the guest toilet. The first floor hosts the master bedroom with bathroom en-suite and 2 more bedrooms sharing a bathroom, plus a 28smq terrace. The basement adds 72m² of living space and includes a multi-use room with venitlation and natural light, full bathroom and laundry room. You can use this space as a gym, games room, office or additional accommodation for guests. From here you also access the underground car park where you have 2 allocated parking spaces. Finally, the 70m² rooftop solarium comes with pre-installation for an outdoor kitchen and offers the ultimate entertaining and relaxing space with panoramic views over the stunning surroundings. The house is south and west facing and the specifications include fully integrated air conditioning, hot and cold, and underfloor heating powered by aerothermia throughout the house, with independent controls for each room. A fully equipped kitchen with high-end integrated appliances and an island countertop. In total, there is a whopping 325m² of usable space of which 128m² is outdoors. All located within 5 min walking distance to Elviria's outstanding centre, with its fantastic range of cafes, restaurants, weekly markets and shops, and 15 min walking to one of the best beaches in Marbella. All surrounded by a superb offer of services and leisure amenities including 3 five-star hotels, 2 golf courses, 1 Michelin star restaurant, 2 signature tennis clubs, Nikki's beach club, in addition to 3 international schools, doctors surgery, groceries, estate school, the townhall...all on your doorstep. An amazing family home perfectly designed to make the most of the Costa del Sol lifestyle. Get in touch now to get further information!

Setting

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

Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

Kitchen

- ✓ Fully Fitted

Utilities

- ✓ Electricity
- ✓ Drinkable Water

Orientation

- ✓ South
- ✓ South West

Views

- ✓ Panoramic
- ✓ Garden
- ✓ Pool
- ✓ Forest

Garden

- ✓ Communal
- ✓ Private

Category

- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale

Condition

- ✓ Excellent
- ✓ New Construction

Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Domotics
- ✓ Basement

Security

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone

Pool

- ✓ Communal

Furniture

- ✓ Not Furnished

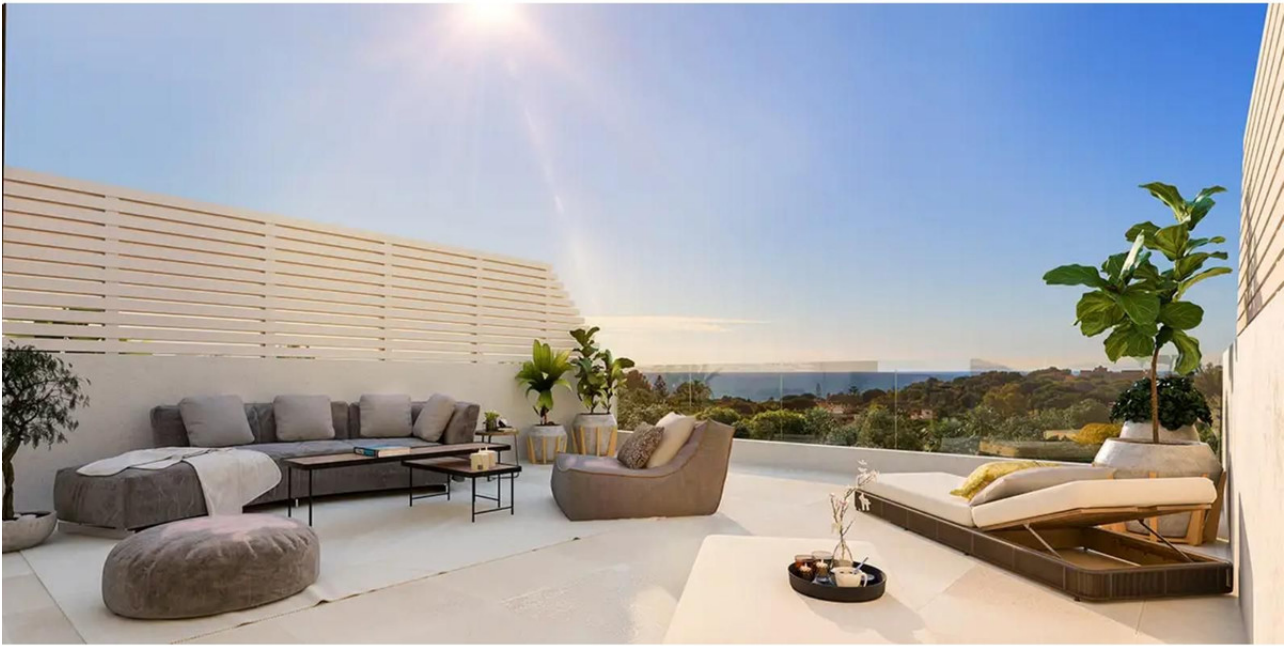
Parking

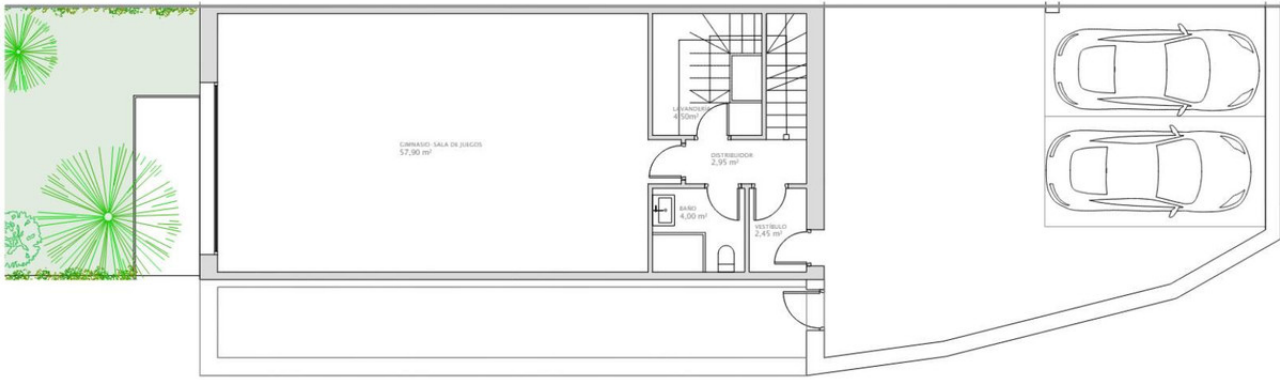
- ✓ Underground
- ✓ More Than One
- ✓ Private





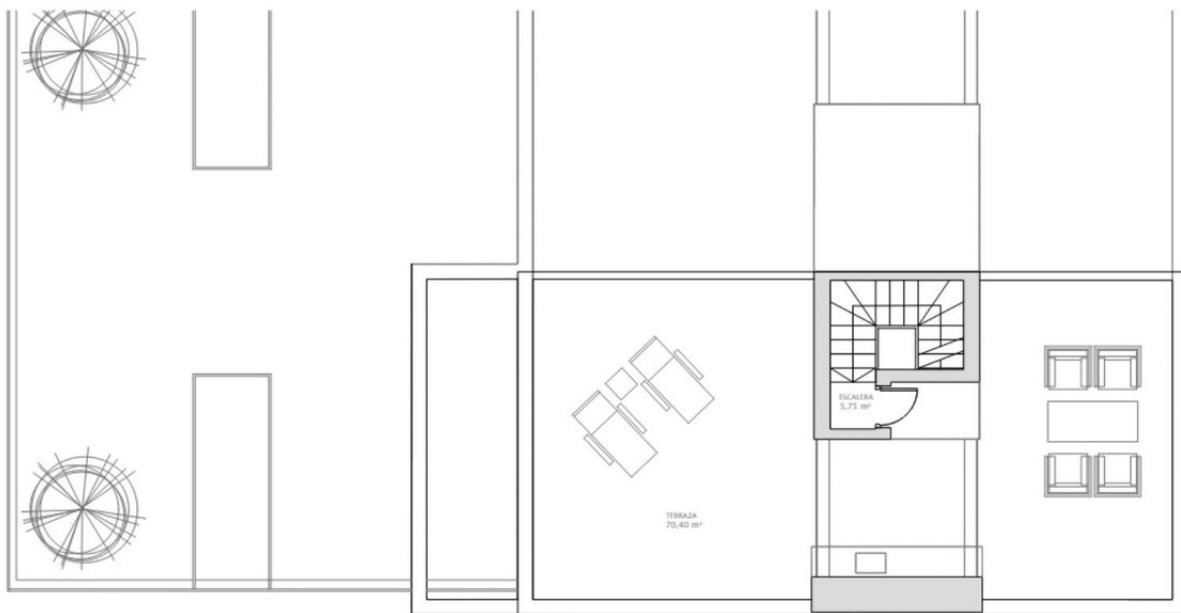


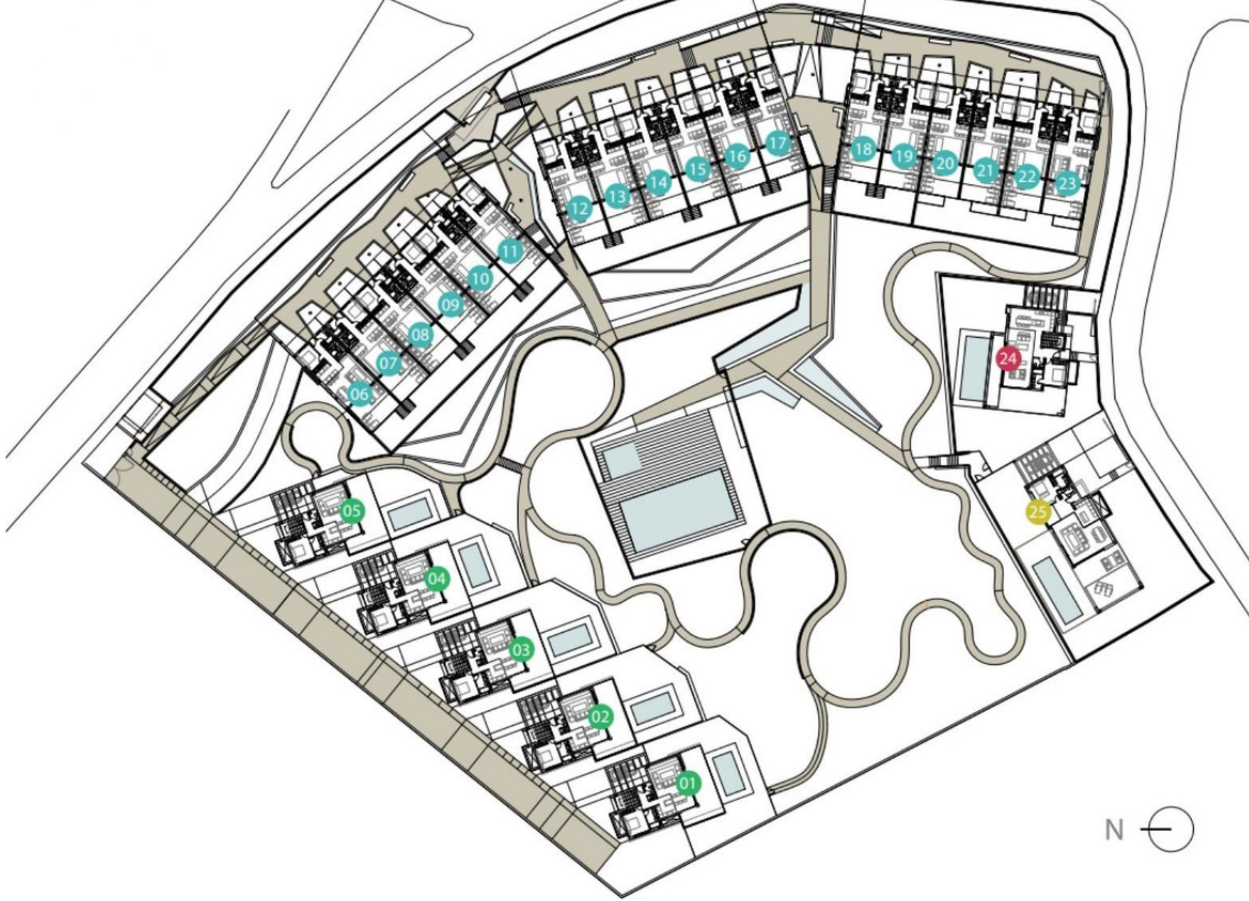




PLANTA SOTANO







3 Bedroom Townhouse at La Vera de Marbella, Elviria

Useful Surface	Sqm
Basement	
Gymnasium/games room	46.20
Laundry room	6.00
Storage room	3.60
Bathroom	4.00
Foyer	4.30
Total basement	72.45
Ground Floor	
Kitchen-living room	51.60
Foyer/stairs	7.40
Guest WC	3.75
Terrace	29
Total Ground floor	91.75
First Floor	
Master bedroom en-suite	15.80
Bedroom 2	11.60
Bedroom 3	10.05
Bathroom en-suite	5.85
Foyer/stairs	8.50
Terrace	28.6
Total first floor	84.90
Solarium	
Terrace-solarium	70.40
Stairs	5.75
Total solárium	76.15
Total usable space	325.25