



## Detached Villa for sale in Elviria, Marbella

**599,000 €**Reference: R5253490   Bedrooms: 3   Bathrooms: 2   Build Size: 96m<sup>2</sup>   Terrace: 20m<sup>2</sup>



## Costa del Sol, Elviria

### FABULOUS OPPORTUNITY

Modern Elegance near Marbella!

Three-Bedroom Villa in El Manantial, Santa Maria Golf, Elviria

This villa combines modern comfort with a prime location – perfect for those who appreciate the best of Mediterranean living.

Discover this charming detached villa in Elviria, just 15 minutes from the vibrant centre of Marbella. The villa is ideally located, just a short walk from the exclusive Santa Maria Golf Club and within easy reach of Elviria Beach with its boutiques, restaurants, and bars. El campo de golf Santa María de 18 hoyos, con casa club, restaurante y cancha de tenis, está a la vuelta de la esquina.

Refurbished to high standards, the villa features a bright living/dining area with a stunning cathedral ceiling and a spacious, fully fitted Schmidt kitchen.

The master bedroom with an en-suite bathroom, two additional bedrooms sharing a bathroom ensure comfort and space.

Additional features include preinstalled air conditioning (heating and cooling) and an alarm system.

The complex boasts four communal pools, beautifully maintained gardens, and private parking. All amenities, including restaurants, supermarkets, and banks, are just minutes away.

#### Location Overview:

- On Foot: Beach, golf club, shops, restaurants
- By Car:
- Marbella Centre: 15 minutes
- Puerto Banús: 20 minutes
- Malaga Airport: 35 minutes
- Fuengirola Centre: 15 minutes
- Beach: 5 minutes

#### Features in Detail:

- Location: Close to golf, sea, and shops, in an urbanised area
- Orientation: South/Southwest
- Condition: Modern and well-maintained
- Pool: Four Communal pools
- Climate Control: Air conditioning (heating and cooling)
- Views: Garden
- Special Features: Terrace, fitted wardrobes
- Furnishing: Part furnished
- Parking: Private, multiple spaces on the street
- Style: Contemporary



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IBI Fees: €650/year - Community Fees: €170/month

Please contact us for more information.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Private Terrace	South West	Air Conditioning
Ensuite Bathroom		Cold A/C
Fitted Wardrobes		Hot A/C
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Garden	Close To Golf	Good
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Schools	
	Close To Forest	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Part Furnished	Fully Fitted
Children's Pool		
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	24 Hour Security	Private
Private		More Than One
Landscaped		Street
<b>Utilities</b>	<b>Category</b>	<b>CO2 Emission Rating</b>
Electricity	Investment	D
	Resale	
	Bargain	
	Contemporary	
<b>Energy Rating</b>		
D		