



## Ground Floor Apartment for sale in Elviria, Marbella

750,000 €

Reference: R4905805 Bedrooms: 3 Bathrooms: 3 Build Size: 133m<sup>2</sup> Terrace: 52m<sup>2</sup>





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## Costa del Sol, Elviria

Welcome to a home designed for well-being and enjoyment located in Elviria Hills. This home belongs to a first-class complex, which has, among other notable features, a private 9-hole par 3 golf course, swimming pools, two clay tennis courts, a charming lake at the foot of the renowned restaurant "El Lago", which appears in the Michelin Guide, also within the boundaries of the development, as well as large and well-kept communal green areas. The apartment has three bedrooms, a guest toilet at the entrance hall and two bathrooms, one of them en suite, a fully equipped kitchen and laundry room, a spacious living room with access to a 47m<sup>2</sup> south facing terrace with no view blocking buildings at all and open views to the green areas, sea, golf and the lake. The property comprises underground parking and a storage room. Besides, having no stairs whatsoever to access the ground floor, or to reach the swimming pool, gardens, outdoor parking and having a lift to get to the underground private parking place entitles the dwelling as convenient for people with mobility challenges. This wonderful development boasts top quality buildings, with excellent materials and construction features, spacious rooms, in a natural setting surrounded by vegetation, combining privacy and discretion with the aforementioned range of options for leisure time. Furthermore, due to its location, the apartment is at a short distance from the commercial centre of Elviria, with its varied gastronomic offer, leisure facilities, supermarkets, pharmacies, schools, and all the services that may be needed if one chooses this property as a first home. All these characteristics also make the property an example of a holiday home ... without forgetting its enormous rental potential. Come and visit, we assure you that this house will not disappoint you.



## Features:

### Features

Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes

### Views

Sea  
Garden  
Golf  
Lake

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### CO2 Emission Rating

E

### Orientation

South

### Setting

Frontline Golf

### Furniture

Optional

### Security

24 Hour Security

### Category

Resale

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground  
Private

### Energy Rating

E