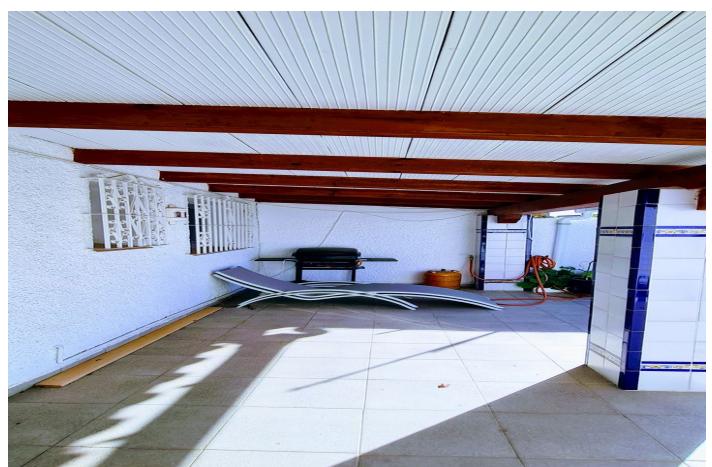




## Townhouse for sale in Elviria, Marbella East

**395 000 €**Référence: R5238973 Chambres: 2 Bain: 2 Construite: 159m<sup>2</sup>



## Costa del Sol, Elviria

This Elviria gem is overflowing with potential – and we're thrilled to present it to you, but only on January 2026 when the current rental client departs. Perfectly positioned in lower Elviria, this charming 2-bedroom duplex townhouse puts the best of the coast at your doorstep. Imagine strolling to Las Chapas beach in just over 10 minutes, then coming home to total peace and privacy within a delightful pedestrianised urbanisation. The moment you enter, you're welcomed by a sun-drenched, walled courtyard – an inviting and completely private outdoor haven. Partly covered for year-round enjoyment, this spacious terrace offers the perfect balance of sun and shade, enhanced by tropical greenery that adds a serene, Mediterranean touch. Inside, the home opens into a bright, airy lounge stretching the full width of the house. Large windows invite natural light and create a seamless flow to a second outdoor terrace – an ideal spot for al fresco dining, morning coffee, or relaxed evenings. With both indoor and outdoor dining options, this home adapts beautifully to your lifestyle. Also on this level are a separate kitchen, guest bathroom, and a charming staircase leading to the private lower floor. Downstairs, both double bedrooms open directly onto a third sunny terrace, offering a tranquil retreat to start and end your day. A modern family bathroom with an oversized walk-in shower, plus a dedicated home office area, completes the functional and flexible interior layout. And the surprises don't stop there... Just a few steps from the lower terrace, you'll find a private garage/workshop with direct street access. The current owner used it as a workroom for a successful business, but the possibilities are endless: secure parking, generous storage, a creative studio, or even a fantastic games room for the kids. Some updating will bring this property to its full potential – and that's reflected in its excellent value for such a sought-after location. Opportunities like this in Elviria are rare. To learn more or arrange your viewing, contact us today!

## Spécification:

Caractéristiques	Orientation	Climatisation
Terrasse couverte	Sud	Climatisation
Près du transport	Sud-Est	
Terrasse privée	Sud-ouest	
Télévision par satellite		
Salle de stockage		
Armoires ajustées		
Solarium		
Wifi		
Près de l'église		
Fibre optique		
Vues	Paramètre	Condition
Jardin	Zone commerciale	Bien
Cour	Près du golf	Équitable
Rue	Urbanisation	Restauration requise
	Près de la mer	
	Proche des magasins	
	Près des écoles	
	De banlieue	
	Près de la forêt	
Piscine	Meubles	Cuisine
Communautaire	Optional	Entièrement équipé
Jardin	Sécurité	Parking
Communautaire	Complexe fermé	Souterrain
Private		Garage
		Private
Services publics	Catégorie	
Électricité	Maisons de vacances	
Eau potable	Investissement	
	Marchander	
	Bon marché	
	Golf	
	Revente	