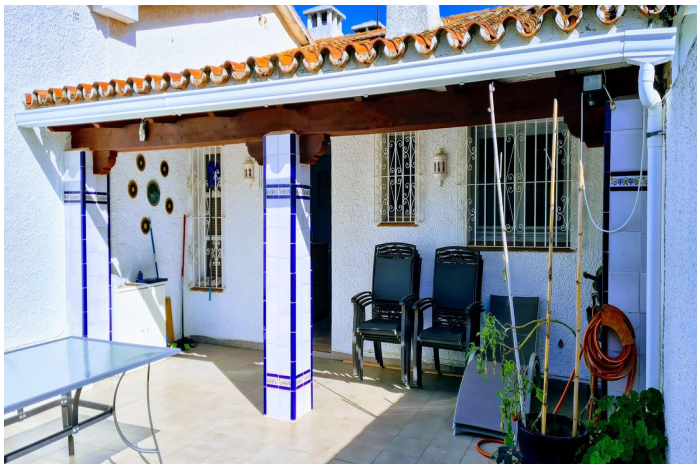




## Townhouse for sale in Elviria, Marbella East

395 000 €

Référence: R5238973    Chambres: 2    Bain: 2    Construite: 159m<sup>2</sup>





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## 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

Terrasse couverte  
Près du transport  
Terrasse privée  
Télévision par satellite  
Salle de stockage  
Armoires ajustées  
Solarium  
Wifi  
Près de l'église  
Fibre optique

### Vues

Jardin  
Cour  
Rue

### Piscine

Communautaire

### Jardin

Communautaire  
Private

### Services publics

Électricité  
Eau potable

### Orientation

Sud  
Sud-Est  
Sud-ouest

### Paramètre

Zone commerciale  
Près du golf  
Urbanisation  
Près de la mer  
Proche des magasins  
Près des écoles  
De banlieue  
Près de la forêt

### Meubles

Optional

### Sécurité

Complexe fermé

### Catégorie

Maisons de vacances  
Investissement  
Marchander  
Bon marché  
Golf  
Revente

### Climatisation

Climatisation

### Condition

Bien  
Équitable  
Restauration requise

### Cuisine

Entièrement équipé

### Parking

Souterrain  
Garage  
Private