



## Duplex for sale in Elviria, Marbella

470,000 €

Reference: R5161006 Bedrooms: 2 Bathrooms: 2 Build Size: 120m<sup>2</sup> Terrace: 35m<sup>2</sup>





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## Costa del Sol, Elviria

Beautiful property for sale in perfect condition in the Elviria area, close to the golf course and less than a 5-minute drive to the beach! Quiet, very residential urbanisation, ideal for permanent residence. Duplex, is on the ground level but with height, no lift or stairs, very comfortable!!! The property is on a corner, so it is very sunny and bright and has sun all day long! Very large terrace at the entrance of the house, with awnings and afternoon sun. Upon entering, we find a spacious living room with an open, fully equipped kitchen, from the living room access to the second terrace, which faces south and offers open views of the sea, with sun all day long! There are also new awnings!

On the same floor there is a double bedroom with a built-in wardrobe and a full bathroom with shower.

The kitchen and bathrooms have been recently renovated!

On the second floor is the master bedroom with en-suite bathroom in perfect condition, as of been renovated not long ago, large built-in wardrobes and private terrace with recently installed awnings and beautiful unobstructed views.

Equipped with Air conditioning and heating and very well-maintained and immaculate marble floors!

Large garage space and storage room included in the price!!!

**VIEWINGS HIGHLY RECOMMENDED!!!**

In compliance with Decree 218/2005 of 11 October of the Regional Government of Andalusia, we inform you that the Property Transfer Tax (ITP) and the Notary and Land Registry fees, as regulated by official tariffs, are not included in the price.

The real estate agency fees ARE INCLUDED in the price.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes

### Views

Sea  
Mountain  
Country  
Golf

### Pool

Communal

### Garden

Communal

### Orientation

South  
South East  
South West

### Setting

Close To Golf  
Urbanisation

### Furniture

Fully Furnished

### Security

Gated Complex  
Entry Phone

### Climate Control

Air Conditioning  
Central Heating

### Condition

Excellent  
Recently Refurbished

### Kitchen

Fully Fitted

### Parking

Garage