

# Detached Villa in Elviria

€599,000

Elviria, Málaga

Bedrooms: 3 | Bathrooms: 2 | Plot: 640 m<sup>2</sup> | Built: 96 m<sup>2</sup> | Terrace: 20 m<sup>2</sup>



## Overview

### 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

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

Please contact us for more information.

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## Amenities

Setting: Close To Golf, Close To Shops, Close To Sea, Close To Schools, Close To Forest, Urbanisation

Orientation: South West

Condition: Good

Pool: Communal, Children`s Pool

Climate Control: Air Conditioning, Hot A/C, Cold A/C

Views: Garden

Features: Fitted Wardrobes, Private Terrace, Ensuite Bathroom

Furniture: Part Furnished

Kitchen: Fully Fitted

Garden: Communal, Private, Landscaped

Security: 24 Hour Security

Parking: Street, More Than One, Private

Utilities: Electricity

Category: Bargain, Investment, Resale, Contemporary

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## **Taxes & Fees**

IBI: €650 per year

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## **Energy certificate**

Consumption: D

Emissions: D

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## **Contact**

### **Purcell Properties**

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[https://purcellproperties.es/property/R5253490\\_detached-villa-elviria/](https://purcellproperties.es/property/R5253490_detached-villa-elviria/)