



## Duplex for sale in Elviria, Marbella

499,000 €

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





## 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	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Lift	South East	Central Heating
Private Terrace	South West	
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Views	Setting	Condition
Sea Views	Close To Golf	Excellent
Mountain	Urbanisation	Recently Refurbished
Country		
Golf Views		
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Garage
	Entry Phone	