



MIDDLE FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN ELVIRIA

Elviria

REF# R5494639 419.000 €

BEDS

2

BATHS

2

BUILT

155 m²

TERRACE

26 m²

This exclusive property is for sale, situated in a peaceful and very private setting, next to the mountains and surrounded by green spaces. The Green Hills residential complex, one of the most exclusive in the eastern part of Marbella, stands out for its beautiful, mature gardens surrounding all the blocks and its six communal swimming pools, as well as an indoor pool to enjoy during the colder months of the year. Furthermore, it is a gated community equipped with CCTV cameras, which provides a high level of security throughout the development.

Its location offers convenient access to the motorway; it is around 15 minutes from Marbella and 25 minutes from Fuengirola, with golf courses just 1 kilometre away and all local amenities within easy reach.

The property is situated on the second floor (accessible by lift), has a floor area of 155 m² and was completely refurbished just three years ago. A spacious living-dining room leads onto a 26 m² covered terrace with recently installed awnings, where you can enjoy panoramic views of the mountains and the sea. There is a brand-new separate kitchen with top-of-the-range appliances, as well as a very practical utility

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room. The property comprises two bedrooms and two bathrooms (one of which is en suite), all fitted with very spacious built-in wardrobes.

The property also includes a private parking space.

The property is sold partially furnished and, thanks to its comprehensive refurbishment, is ready to move into.

If you're looking for an exclusive, immaculately maintained residential development, and a location that combines easy access to local amenities with a very peaceful setting, this property is perfect for you.

In accordance with Law 10/2025 of 28 December on customer service and transparency, please note that the price quoted does not include the costs and taxes associated with the sale, which are detailed below:

Property Transfer Tax (ITP): The standard rate for the Autonomous Community of Andalusia applies (usually 7%, calculated on the higher of the Cadastral Reference Value or the sale price). Reduced rates (3.5%, 1.2% or 1%) may apply depending on the circumstances of the buyer or the property. Further information is available on the website of the Tax Agency of the Regional Government of Andalusia.

Notary fees: Notary fees will be calculated in accordance with the official scale set out in Annex I of Royal Decree 1426/1989 of 17 November, which approves the notarial fee scale.

Registration Fees: Registration in the Land Registry will be invoiced in accordance with the official scale set out in Annex I of Royal Decree 1427/1989.

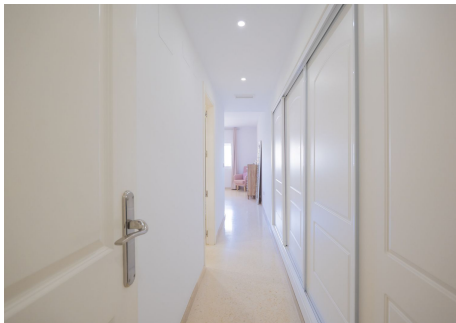
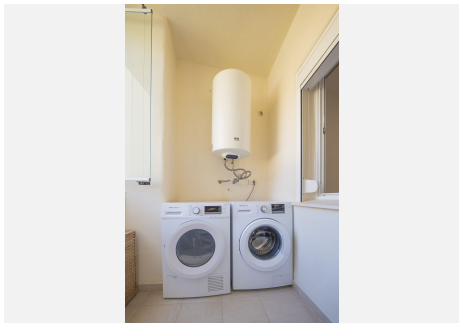
Administrative Agency Fees: Fees for administrative processing that cannot be calculated in advance for objective reasons.

Agency Fees: The seller's agency fees are included in the RRP. Fees may apply to the buyer only if they have independently engaged a Property Personal Shopper (PSI) service, which are not linked to the purchase price.



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