



R4875778

📍 Elviria

REF# R4875778 1.195.000 €

BEDS

3

BATHS

3.5

BUILT

234 m²

PLOT

25 m²

TERRACE

142 m²

BEST VALUE IN MARBELLA EAST! Fabulous recently completed townhouse with other 350 sqm of usable space in walking distance to the centre of Elviria. Luxurious 3 bedroom townhouse with a possibility of adding an additional 2 bedrooms on the basement. This is the only new urbanisation to have seen the green light in Elviria in over 20 years. The secured urbanisation is set on a large 15,000 sqm plot for only 25 properties and the beach is only 15 minutes away. This is a corner plot, enjoying additional windows to the side and only one neighbour so it feels like a semi detached. The property has a contemporary feel and is built over 4 floors as well as having its own private garden. The ground floor includes a guest WC, totally integrated kitchen with Siemens appliances and peninsula opening onto the living room/dining room opening onto a large 32sqm terrace with west orientation and views over the private and communal gardens. The basement hosts the installations/laundry room complete with washing machine and drier, there is also a full shower room and a versatile 89sqm multi-use room with ventilation and natural light. You can use this space as a gym, games or cinema room, a home office or you could easily add 2 additional bedrooms for guests. From here you access the underground parking with the 2 allocated parking spaces. The first floor hosts the master bedroom with its own ensuite bathroom and a private 31sqm terrace overlooking the gardens and pools. There are also 2 double bedrooms sharing a bathroom. All bedrooms include TV connections,

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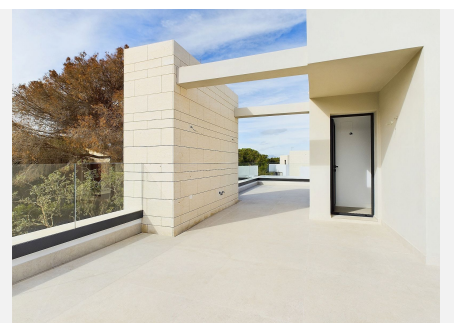
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thermostats and fully lined wardrobes. Finally, the solarium offers a fantastic 80 sqm space and panoramic views to the stunning surroundings. There is a pre-installation for an outdoor kitchen, making this the perfect space for chilling, entertaining and following the sun from sun rises to sunsets over the mountains. The house was recently completed and has not been used and it includes: Aerothermia for maximum energy efficiency. Under floor heating. Remote entry system with camera for added security. Air Conditioning hot and cold with individual controls per room. Integrated Siemens appliances and silestone worktops. Contemporary design at its best: open-plan spaces, glass balustrades, large sliding doors to the terraces for added natural light. Fabulous solarium with pre-installation for an outdoor kitchen. Electric blinds in all bedrooms. The garden is for private use but maintained by the community. 2 underground parking spaces. In addition, this house comes with 2 years guarantee on all appliances and 10 years builders guarantee. No VAT to pay. This house will meet the energy efficiency ratings required by Spanish law by 2030 to sell a property. Elviria represents the epitome of Costa del Sol's quality of life. It is set in outstanding natural grounds and has a fabulous range of amenities in close range, including 3 five star hotels: The Don Carlos, Marriott and Estrella de Mar hotels, reknown golf courses like the Santa María and Green Hills, a Michelin starred restaurant, Nikki's beach club and one of the best beaches on the coast, all flanked by outstanding bars and restaurants, supermarkets and a local street market every Friday and organic market every second Saturday. In addition, there is a townhall, surgery, wide range of schools, including estate and private...all at walking range. This is an outstanding opportunity and the ideal place both as a permanent residence or dream holiday home. 15 min drive to Marbella less than 45 min to Malaga airport Keys are at the office for easy viewing.



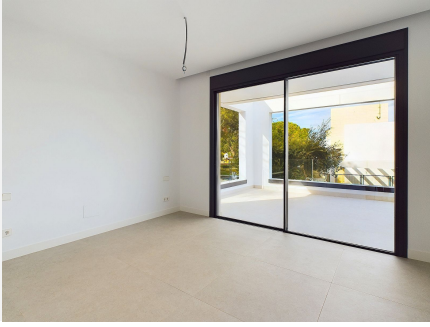
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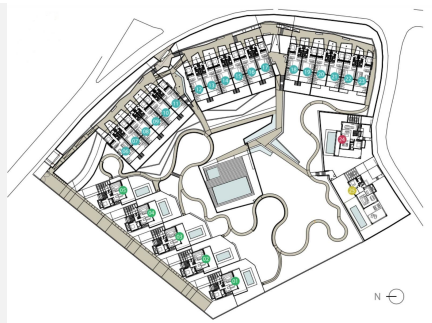
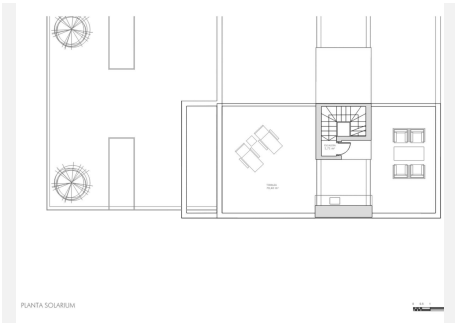
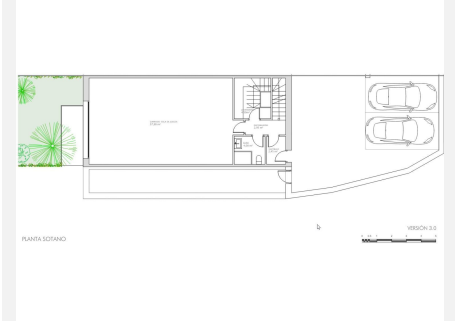
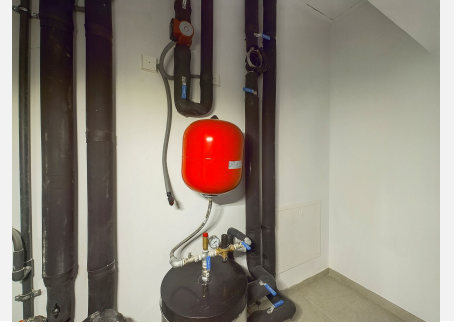
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Useful Surface	Sqm
Basement	
Gymnasium/games room	46.20
Laundry room	6.00
Storage room	3.60
Bathroom	4.00
Foyer	4.30
Total basement	72.45
Ground floor	
Kitchen/living room	51.60
Foyer/stairs	7.40
Guest WC	3.75
Terrace	7.95
Total Ground floor	91.75
First floor	
Master bedroom en-suite	15.80
Bedroom 2	11.60
Bedroom 3	10.05
Bathroom en-suite	5.85
Foyer/stairs	8.50
Terrace	28.8
Total first floor	84.90
Solarium	
Terrace-solarium	70.40
Stairs	5.75
Total solarium	76.15
Total usable space	325.25