

## 2 chambre Appartement à vendre dans Elviria, Málaga

345.000€



This spacious well-maintained and competitively priced, two-bedroom ground floor apartment, featuring a private terrace and 97m<sup>2</sup> private garden, offers a peaceful retreat in the prestigious La Mairena area Nestled in the foothills of the Sierra de las Nieves — a designated UNESCO Biosphere Reserve — the property enjoys a privileged natural setting just above Elviria The area is renowned for its panoramic Mediterranean views, cork oak forests, and tranquil, nature-focused atmosphere Upon entering, you are welcomed by an entrance hall leading into a bright and generously proportioned living and dining area, complete with a cosy fireplace and direct access to the private terrace and garden — ideal for relaxed outdoor living The fully equipped kitchen is complemented by a separate laundry and storage room, providing excellent practicality and additional space for organisation and kitchen storage The master bedroom is spacious and benefits from direct terrace access, a dedicated walkin wardrobe, and a large en-suite bathroom fitted with both a bathtub and walk-in shower The second double bedroom is also well sized and includes built-in wardrobes The layout is completed with good sized guest bathroom with large shower Finished to a high standard throughout, the apartment features cream marble flooring, air conditioning, double glazing, and shutters in the living room and bedrooms for privacy and climate control The property also includes private parking and a storage room, ensuring both convenience and peace of mind Set within the exclusive gated community of El Vicario, residents enjoy beautifully landscaped gardens, three communal swimming pools, and a paddle tennis court, all surrounded by lush greenery This tranquil development comprises approximately 110 luxury apartments arranged across three phases Local amenities in La Mairena include a mini-market, restaurants, a bar, and the renowned Hofsass Tennis Academy The area is also home to respected international schools such as Juan Hoffmann German School and Ecos School Distances: • Beaches and Elviria: approximately 7–10 minutes by car • Marbella centre: 15–20 minutes • Puerto Banus: around 20 minutes • Malaga Airport: approximately 40 minutes Golf enthusiasts are well catered for, with leading courses such as La Cala Golf Resort, Santa Maria Golf & Country Club, and Greenlife Golf Marbella all within a short 5–10 minute drive Nature lovers will appreciate direct access to scenic hiking and walking trails through

- |   |   |  |
|---|---|--|
|  2 chambres                             |  2 salles de bains |  109m <sup>2</sup> Taille de construction |
|  97m <sup>2</sup> Taille de la parcelle | <input checked="" type="checkbox"/> Category - Holiday Homes  | <input checked="" type="checkbox"/> Category - Luxury  |
| <input checked="" type="checkbox"/> Category - Resale   | <input checked="" type="checkbox"/> Climate Control - Air Conditioning                                | <input checked="" type="checkbox"/> Climate Control - Fireplace  |
| <input checked="" type="checkbox"/> Condition - Good  | <input checked="" type="checkbox"/> Features - Covered Terrace  | <input checked="" type="checkbox"/> Features - Double Glazing  |
| <input checked="" type="checkbox"/> Features - Ensuite Bathroom   | <input checked="" type="checkbox"/> Features - Fiber Optic  | <input checked="" type="checkbox"/> Features - Fitted Wardrobes  |
| <input checked="" type="checkbox"/> Laundry Room  | <input checked="" type="checkbox"/> Features - Private Terrace  | <input checked="" type="checkbox"/> Features - Storage Room  |
| <input checked="" type="checkbox"/> Features - Utility Room   | <input checked="" type="checkbox"/> Garden - Private  | <input checked="" type="checkbox"/> Kitchen - Fully Fitted   |
| <input checked="" type="checkbox"/> Orientation - South East  |   |  |