

























## 2 soverom Leilighet til salgs i Marbella, Málaga

359.000€

Amazing Sea View and PRIVATE GARDEN apartment in Elviria Alta / Marbella !! This sunny sea view garden apartment located in "la Mairena / Elviria Alta ", in the east of Marbella, offers a great south / west facing orientation with a private garden and guarantees sunshine specially in wintertime ; the apartment has approx 93 m2 built plus 30 m2 terrace and the private garden part in front of the terrace; the wonderful terrace has crystal curtains and provides "a whole year around use" and is an excellent extension of the living room; the crystal curtains can be opened and closed totally ; the views of the apartment and the garden / terrace part are wonderful towards the sea ; the apartment is located in a quiet, exclusive residential area which is also close to all amenities! This modern residential complex "la Floresta " is located just a few minutes (about 8 minute drive) from the beach in Elviria; approx 87 m<sup>2</sup> apartment plus 20 m<sup>2</sup> terrace and private garden ; very nice living / dining room; 2 bedrooms (the master bedroom has access to the terrace), 2 bathrooms (a bathroom with bath tub, the second bathroom with shower), fitted kitchen with utility room / storage; air conditioning hot / cold; blinds in the bedrooms; lovely apartment in an exclusive urbanization located in la Mairena / Elviria Alta, gated urbanization with beautiful community pool area; a private parking in the gated urbanization belongs also to the apartment; a membership in the nearby golf club is included / free for the owners in this urbanization; The golf club "El Soto Golf" offers gym, tennis court, 9 hole golf course, paddle tennis court, clubhouse with restaurant etc, to reach the clubhouse is only 2 minutes by car or 12 minute walk from the gated community. The residential complex is characterized by its great view of the nature reserve and the sea, the beautiful tranquillity and nature - and it is only a few minutes (about 7 km, 8 minutes) from the commercial center / supermarket etc located in Elviria. In La Mairena there are several restaurants, a bar, a mini supermarket, the tennis center Hofsäss and the German school, furthermore many other golf courses (for example, Santa Maria Golf, La Cala Golf, El Lago Golf etc) can be reached in just a few minutes. To the city center of Marbella you only need about 18-20 minutes in car.

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|  2 soverom            |  2 bad             |  123m <sup>2</sup> Bygg størrelse |
|  Svømmebasseng        |  South orientation |  30 m <sup>2</sup> terrace        |
|  Private garage       |  Private garden    |  Communal pool                    |
|  Amenities near       |  Air conditioning  |  Fully furnished                  |
|  Fully fitted kitchen |  Sauna             |  Gym                              |
|  Gated community      |  Lift              |  Tennis / paddle court            |
|  Close to sea / beach |  Close to golf     |  Excellent condition              |
|  Close to town        |  Close to schools  |  Partial sea views                |