



## GROUND FLOOR APARTMENT FOR SALE IN ELVIRIA, MARBELLA

📍 Elviria

REF# BEMA1529 €367,000

BEDS

2

BATHS

2

BUILT

108 m<sup>2</sup>

TERRACE

26 m<sup>2</sup>

With a west-facing orientation and a slightly elevated position, this ground floor apartment for sale in Elviria, Marbella East sits within a green residential setting, close to the coast and everyday amenities.

The entrance introduces a sense of space from the outset, leading into a living and dining area where wide sliding doors connect directly to the terrace. This delightful outdoor space, measuring 26 sqm, is bordered by mature greenery and benefits from afternoon and evening sun, creating a more private and sheltered environment that forms an integral part of the overall living space.

Inside, the layout is well structured, with a clear connection between the main living areas. A separate fully fitted kitchen, equipped with new appliances, is set just off the main space and supported by a dedicated laundry area. The two bedrooms are notably spacious, each with built-in storage, while the bathrooms follow a consistent, well-maintained finish in marble. Large windows throughout maintain a steady flow of natural light, reinforced by the apartment's orientation.

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The property includes a private garage space, while air conditioning, central heating and double glazing contribute to year-round comfort. The apartment is presented in excellent condition and is sold unfurnished, giving scope to personalise the space according to individual needs.

The gated development offers a range of facilities, including outdoor swimming pools set within landscaped communal areas, as well as a heated indoor pool for use throughout the year. Additional features such as lift access, surveillance cameras and wheelchair accessibility support both convenience and practicality.

Located within an established part of Elviria, the property sits within a green, lower-density environment defined by mature surroundings and a settled residential atmosphere. The area offers a quieter pace while remaining close to the coastline, local amenities and a well-developed selection of restaurants and everyday services, with several of Marbella East's most popular beach areas and beach clubs nearby. Marbella's town centre, marina and year-round lifestyle are easily accessible, while La Cala de Mijas can be reached conveniently along the coast, placing the property within one of the most well-connected stretches of the Costa del Sol.

The combination of a well-structured interior and an elevated ground floor position introduces a greater sense of privacy, resulting in a home that feels calm, practical and easy to live in. Tourist rentals are also permitted within the development, offering additional flexibility for future use.



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