

BROMLEY ESTATES

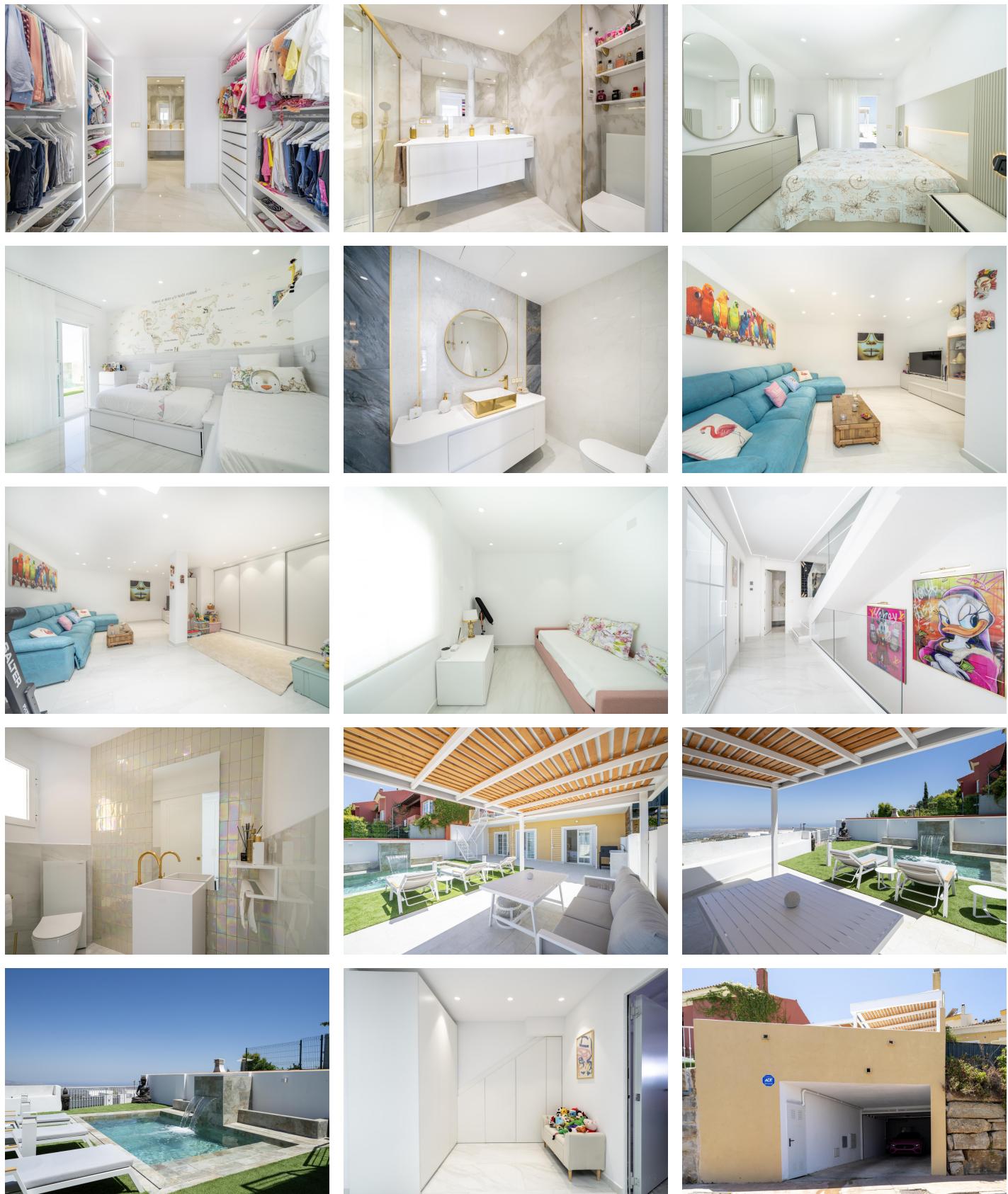
Marbella

bathroom serves the remaining bedrooms. Three of the bedrooms open directly onto the main terrace, where you'll find a spectacular heated infinity saltwater pool, complete with automatic safety covers for peace of mind. This outdoor area also includes a fully equipped summer kitchen and a covered chill-out zone, perfect for unwinding while enjoying the breathtaking views. The basement level (169 m² built) offers a private garage for two vehicles, a versatile multipurpose room ideal as a playroom, cinema or lounge for the kids, and a technical storage area housing the aero-thermal system, water softener, and main water tank. According to the Land Registry (Catastro), the total built area of the property is 379 m². The ground floor and upper floor together make up 209 m², while the basement has 169 m², of which 40 m² are conditioned as habitable space. Therefore, the total habitable area of the house is approximately 250 m². Located just 10 minutes by car from Elviria center and the beach, 20 minutes from Marbella center. The property enjoys panoramic views of the Mediterranean Sea and the mountains within a UNESCO-designated natural reserve. The location is ideal for families, with easy access to the area's top international schools, such as the German School (Deutsche Schule) and the ECO Bilingual School, combining tranquility, nature and proximity to premium services. One of the property's greatest added values is its proximity to the prestigious La Cala Golf Resort, located just 6 km from the property.

This allows residents to enjoy, within minutes, three 18-hole golf courses, a renowned hotel with spa, high-quality restaurants, sports facilities, and an exceptional natural setting. An ideal location both for golf enthusiasts and for those seeking an attractive investment in an area with strong international demand.???? Contact us today to schedule a private viewing. The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses AC1



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