

# BROMLEY ESTATES

*Marbella*



## SEMI-DETACHED HOUSE 3 BEDROOMS 2.5 BATHROOMS IN ELVIRIA

📍 Elviria

REF# R5349313 €725,000

BEDS	BATHS	BUILT	PLOT	TERRACE
3	2.5	155 m <sup>2</sup>	64 m <sup>2</sup>	47 m <sup>2</sup>

Immaculate and spacious semi-detached villa located in the lower part of Elviria, within a charming gated community of just 10 homes. Ideally positioned within walking distance to the beach and all local amenities, including the Elviria commercial centre.

The ground floor offers a bright living and dining area with a feature fire, opening onto a spacious south-facing conservatory and a low-maintenance garden overlooking the communal pool. There is also a generous kitchen which got updated recently with access to a patio terrace and a guest WC. There are electric shutters & electric awnings for the terrace.

Upstairs, you'll find three well-sized bedrooms. Two share a bathroom, while the master bedroom features a dressing area with ample built-in wardrobes and an en-suite bathroom.

There is space to park two cars directly outside the property, within the gated community.

Nearby are Santa Maria Golf & Country Club, a large pine park, ideal for dog walking and the Aventura Amazonia adventure park.

Just 10 minutes from Marbella centre and 25 minutes from Málaga Airport—an ideal family or holiday home

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in a prime location.