+34 610 31 79 42 info@estepona-invest.es

[redacted] Elviria [redacted]: R5359651

[redacted]: 1 [redacted]: 1 M²: 69 [redacted]: 305 000 €

[redacted]: [redacted] [redacted]: [redacted] [redacted]: [redacted]

[redacted]:--- **SEA VIEW APARTMENT IN ELVIRIA – EAST MARBELLA | PRIME LOCATION & HIGH DEMAND** **Price: €305,000** attractive first-floor apartment located in Los Lagos de Santa María Golf, one of the most established, well-maintained, and sought-after residential communities in Elviria, East Marbella. A property that combines open sea views, absolute tranquility, and a strategic location—ideal both for personal use and as a high-demand investment. --- ## **PROPERTY DESCRIPTION** Apartment with a built area of 69 m², located in a building with elevator access within a quality residential environment. The property offers: * Bright living room with direct access to a spacious terrace * Terrace with open sea views * 1 bedroom with built-in wardrobes * 1 full bathroom * Independent kitchen (original condition, with potential for modernization) The interior is in good overall condition, allowing for immediate occupancy or renovation according to personal preferences, adding value to the property. The west-facing orientation provides excellent natural light and beautiful sunsets. --- ## **FEATURES & EXTRAS** * Air conditioning (hot & cold) * Built-in wardrobes * Elevator * Private parking space included (11 m²) * Private storage room (30 m²) * Spacious terrace with sea views --- ## **URBANIZATION** The development stands out for its excellent maintenance and natural surroundings. It offers: * Four communal swimming pools * Large landscaped gardens * Quiet and residential environment * Well-established and high-demand community --- ## **COSTS** * Property tax (IBI – apartment): €409.90 * IBI – garage: €60.91 * IBI – storage room: €22.33 * Waste tax (bi-monthly): €92.68 * Community fees: €120.64/month --- ## **LOCATION** Located in Elviria, one of the most desirable areas of East Marbella, this property enjoys a privileged setting surrounded by nature and golf courses, with all amenities just minutes away. Nearby you will find: * Sandy beaches * Beach clubs and quality restaurants * Supermarkets and shops * International schools * Santa María Golf & Country Club A location that perfectly combines tranquility, exclusivity, and convenience. --- ## **AN OPPORTUNITY WITH POTENTIAL** A property with great potential, both for personal use and as an investment, in an area where demand remains strong and value continues to grow. The sea views, the quality of the urbanization, and the potential for improvement make this a very attractive option in today's market. ---

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[redacted], [redacted], [redacted], [redacted], [redacted], None, [redacted], [redacted], [redacted]