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Ground Floor Apartment in Elviria

Bedrooms	2	Bathrooms	2	Built	120m2	Terrace	30m2

R5367124	Ground Floor Apartment	Elviria	366.000€

QUIET APARTMENT WITH GARDEN AND ALL-SEASON CONSERVATORY IN SANTA MARIA VILLAGE, ELVIRIA Welcome to this beautifully maintained, south-facing garden apartment located in the popular and secure residential community of Santa Maria Village in Elviria – one of the most sought-after residential areas of Marbella East. Surrounded by lush greenery and situated in a particularly quiet and private part of the community, this garden-floor apartment offers an ideal combination of comfort, space, nature and excellent accessibility. Located in a peaceful cul-de-sac, within a very green environment and close to a small natural stream, the property enjoys a wonderfully relaxing atmosphere and is particularly attractive for nature lovers and dog owners. The apartment features two spacious bedrooms and two bathrooms, as well as a generous living and dining area with a large, fully equipped kitchen. An additional spacious utility room provides excellent storage space and could also be ideally used as a hobby or multipurpose room. One of the highlights of this property is the generous covered terrace, which has been converted into an attractive all-season conservatory with sliding glass panels. These can be fully opened during warmer weather, allowing for enjoyable indoor-outdoor living throughout the year. Both the living room and the master bedroom have direct access to this beautiful area, overlooking the garden and the surrounding greenery. Santa Maria Village is a well-maintained, gated residential

community with 24-hour security, beautifully landscaped and flower-filled gardens, four large swimming pools and separate children's pools. Further features of the apartment include hot and cold air conditioning, a private underground parking space and a spacious storage room in the basement. An elevator connects the underground garage directly with the apartment, providing particularly convenient and almost barrier-free access. The location is equally appealing. Several shopping centres with supermarkets, restaurants, bars, cafés and a wide range of everyday amenities can be reached within approximately five minutes by car. The beautiful sandy beaches of Elviria are also only a few minutes away. Marbella town centre can be reached in approximately 10 minutes, while Málaga Airport is around 40 minutes away. Whether as a comfortable permanent residence, a relaxing holiday home or an attractive investment ?opportunity, ?this ?apartment ?offers ?a wonderful combination ?of ?spacious living, year-round outdoor enjoyment, ?security and ?an exceptionally ?peaceful ?green environment in one ?of ?Marbella ?East's ?most ?popular ?residential ?locations.

Covered Terrace	Covered Terrace	Double Glazing
Ensuite Bathroom	Fitted Wardrobes	Lift
Marble Flooring	Private Terrace	Storage Room