

## 2 bedroom Villa for sale in Marbella, Málaga

530,000€



Nestled in the heart of Elviria, Marbella East, this exquisite villa offers a unique blend of exotic surroundings and a tranquil, luxurious lifestyle. Perfectly positioned in a gated Andalusian-style complex, the property boasts an excellent location, making it an ideal choice for those seeking a serene retreat in Marbella. The villa is part of a community that features two communal swimming pools, one for adults and another for children, surrounded by lush exotic gardens, and includes a paddle tennis court for recreation.

This splendid two-storey townhouse spans a total of 86m<sup>2</sup>, complemented by a 40m<sup>2</sup> patio equipped with a bioclimatic pergola and a storage room. The villa comprises two well-appointed bedrooms and two modern bathrooms, ensuring comfort and convenience. The interior, covering 81m<sup>2</sup>, is thoughtfully designed and recently refurbished to a high standard, using top-quality materials and brands such as Siemens, Bosch, and Hansgrohe. The property is in good condition, featuring air conditioning and fitted wardrobes, and is fully handicap accessible, catering to diverse needs.

One of the standout features of this property is its comprehensive legal documentation, including a valid tourist licence, first occupancy licence (LPO), and a certificate of no urban planning infringement. This makes it one of the few properties in Elviria with all paperwork in order, allowing for immediate short-term rental opportunities with high income potential. Additionally, the villa benefits from low maintenance costs, community fees, and property taxes (IBI), making it a financially attractive investment.

Overall, this modern and beautifully refurbished villa in Elviria offers a rare opportunity to enjoy a luxurious lifestyle in

- 🛏 2 bedrooms
- 📏 40m<sup>2</sup> Plot size
- ☑ Private garage
- ☑ Amenities near
- ☑ Fitted wardrobes
- ☑ Close to golf
- ☑ Handicap Accessible
- ☑ Close to shops

- 🚿 2 bathrooms
- ☑ Swimming Pool
- ☑ Private garden
- ☑ Transport near
- ☑ Tennis / paddle court
- ☑ Uncovered terrace
- ☑ Good condition
- ☑ Close to town

- 🏠 89m<sup>2</sup> Build size
- ☑ South-east orientation
- ☑ Private pool
- ☑ Air conditioning
- ☑ Close to sea / beach
- ☑ Balcony
- ☑ Recently Renovated / Refurbished
- ☑ Close to port