

## TOWNHOUSE 3 BEDROOMS 3.5 BATHROOMS IN ELVIRIA

Elviria

REF# R4778941 – 1.195.000€

3  
Beds

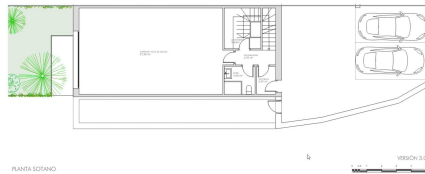
3.5  
Baths

197 m<sup>2</sup>  
Built

128 m<sup>2</sup>  
Terrace

BRAND NEW townhouse in the heart of Elviria!! This is a unique opportunity to acquire a super spacious, modern 3 bedroom property in Elviria's most awaited project: La Vera de Marbella; an exclusive development of only 25 properties sharing a 15,000 sqm plot with comunal gardens and pools. The property is distributed over 4 floors and is as follows: The ground floor has a large open-plan kitchen, dining and living room with exit to a partially covered terrace and steps onto the garden, plus the guest toilet. The first floor hosts the master bedroom with bathroom en-suite and 2 more bedrooms sharing a bathroom, plus a 28smq terrace. The basement adds 72m<sup>2</sup> of living space and includes a multi-use room with ventilation and natural light, full bathroom and laundry room. You can use this space as a gym, games room, office or additional accommodation for guests. From here you also access the underground car park where you have 2 allocated parking spaces. Finally, the 70m<sup>2</sup> rooftop solarium comes with pre-installation for an outdoor kitchen and offers the ultimate entertaining and relaxing space with panoramic views over the stunning surroundings. The house is south and west facing and the specifications include fully integrated air conditioning, hot and cold, and underfloor heating powered by aerothermia throughout the house, with independent controls for each room. A fully equipped kitchen with high-end integrated appliances and an island countertop. In total, there is a whopping 325m<sup>2</sup> of usable space of which 128m<sup>2</sup> is outdoors. All

located within 5 min walking distance to Elviria's outstanding centre, with its fantastic range of cafes, restaurants, weekly markets and shops, and 15 min walking to one of the best beaches in Marbella. All surrounded by a superb offer of services and leisure amenities including 3 five-star hotels, 2 golf courses, 1 Michelin star restaurant, 2 signature tennis clubs, Nikki's beach club, in addition to 3 international schools, doctors surgery, groceries, estate school, the townhall...all on your doorstep. An amazing family home perfectly designed to make the most of the Costa del Sol lifestyle. Get in touch now to get further information!



3 Bedroom Townhouse at La Vera de Marbella, Elviria

<b>Useful surface</b>	50m <sup>2</sup>
<b>Basement</b>	
Gymnasium/games room	46.30
Laundry room	6.00
Storage room	3.60
Bathroom	4.00
Foyer	4.30
<b>Total Basement</b>	<b>72.45</b>
<b>Ground Floor</b>	
Kitchen-living room	51.60
Open-plan	2.40
Guest WC	3.75
Terrace	2.60
<b>Total Ground floor</b>	<b>91.75</b>
<b>First Floor</b>	
Master bedroom en-suite	15.80
Bedroom 2	13.60
Bedroom 3	10.00
Bathroom en-suite	5.85
Foyer/stairs	6.50
Terrace	28.60
<b>Total first floor</b>	<b>84.90</b>
<b>Solarium</b>	
Terrace-solarium	70.40
Stairs	5.75
<b>Total solarium</b>	<b>76.15</b>
<b>Total usable space</b>	<b>325.25</b>