

## Apartment for sale in La Mairena, Costa del Sol

2 Bedrooms | 2 Bathrooms | 130 m<sup>2</sup> Interior | 22 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 431 IBI | € 260 Rubish tax | € 2,736 Community fees



### Property Description

"EXQUISITE APARTMENT WITH BREATHTAKING VIEWS IN THE WELL-KNOWN LOCATION OF ELVIRIA, LA MAIRENA"

- For Sale or long term rent LONG TERM

This beautiful apartment is located in the prestigious residential complex Balcones de La Mairena, also known as "Sun Balconies", one of the most sought-after urbanizations in Altos de Elviria, Marbella. The area is characterized by its low building density and its integration into the natural surroundings of the cork oak forest, declared a UNESCO Biosphere Reserve.

#### HIGHLIGHTED FEATURES

- **Panoramic views:** Enjoy unobstructed views of the sea and the coast, which are impressive from the living areas and the covered terrace.
- **First-class furnishings:** The apartment was designed by a renowned interior designer and features high-quality materials such as marble floors, exclusive furniture and tasteful decorations.
- **Modern kitchen:** The fully equipped, modern kitchen with serving hatch to the living area offers comfort and functionality.
- **Cozy living room:** The spacious living room with dining area and large corner sofa in front of the built-in fireplace invites you to relax.
- **Bedroom with sea view:** The master bedroom offers breathtaking sea views through floor-to-

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ceiling windows and has an en-suite bathroom with walk-in shower and underfloor heating.

- Flexible second bedroom: The second bedroom can be used in many ways, whether as a children's room, study or guest room, and also offers an en-suite bathroom.
- Covered terrace: The furnished terrace with movable crystal curtains extends the living area to the outside and allows you to enjoy the panoramic view whatever the weather.
- Air conditioning: The apartment is equipped with air conditioning (hot/cold), which ensures a pleasant indoor climate.
- Private parking: A private parking space is located right next to the apartment entrance and offers additional comfort.

## LOCATION AND SURROUNDINGS

Elviria is one of the most well-known and popular areas in Marbella, known for its charming, village-like character. It offers a variety of amenities such as first-class restaurants, delicatessens, doctors, clinics and some of the most famous beach restaurants (chiringuitos) on the Costa del Sol. This combination of nature, tranquillity and the best amenities of daily life makes Elviria a preferred destination for people who want to enjoy a luxurious lifestyle. Many visitors from other parts of Marbella come here to shop and experience the culinary delights.

Renowned facilities such as the Hofsaess Tennis Academy, the international German school ECOS and several renowned golf courses such as La Cala Golf Resort are also located in the surrounding area. Marbella's most beautiful beaches, such as Marbesa, Carib Playa and Elviria, are just a 10-minute drive away.

Communal facilities:

The well-kept, gated urbanization has a beautiful tropical garden and a communal pool that invites you to relax and linger.

## CONCLUSION:

This apartment offers a rare opportunity to live in one of Marbella's most exclusive areas. With its high-quality furnishings, breathtaking views and proximity to first-class facilities, it is ideal for anyone who wants to combine the Mediterranean lifestyle with modern comfort. At the same time, all amenities are close by, so you don't have to rely on the highway all the time. Particularly noteworthy is the walking distance to the renowned Kudo restaurant, which is popular with golf and football fans as a sociable bar and is also appreciated for its exquisite culinary cuisine and relaxed atmosphere. There is also a small supermarket nearby that offers all the necessary food and drinks - another plus point that makes this location particularly valuable.

An additional advantage is the proximity to the German school, which makes the apartment particularly attractive for families with school-age children. The Hofsaess Tennis Academy, one of the most renowned tennis academies in the region, is also just a few minutes away. This is a great advantage for tennis players who want to train at the highest level, as well as for families with sports-loving children, who will find first-class training facilities here.

RENT: EUR 2.900,-- p.M. (negotiable)

SALE PRICE EUR 690.000,-- (negotiable)

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