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Maison de ville en terrasse

Elviria



Chambres: 3	Salles de bains: 2	M²: 99	Prix: 469 000 €
Statut: Vente	Type de propriété: Maison de ville en terrasse	Référence: R5394805	Publish date: 13.06.26

Vue d'ensemble:Beautiful Townhouse in Elviria: Solarium with Jacuzzi, Sea Views, and Perfect Family Living Welcome to your next home in one of Marbella's most highly sought-after areas! This fantastic townhouse, located on the peaceful Calle Joaquín Rodrigo (Elviria), offers the perfect balance of comfort, space, and an unbeatable, strategic location. Although the official property registry (nota simple) states 99 m2, the property actually boasts 109 m2 of real built space, intelligently distributed across 4 floors flooded with natural light: Ground Floor: Upon entering, you are welcomed by a bright living-dining room, a fully equipped kitchen, and a practical guest toilet. From here, you have access to the crown jewel of this floor: a fantastic private 20 m2 patio with a built-in BBQ—the ideal space for enjoying al fresco dining with friends and family all year round. First Floor: The main sleeping area, featuring 2 spacious bedrooms with fitted wardrobes and a full family bathroom. Second Floor: Here you will find the master bedroom—a true oasis that features its own en-suite bathroom and private walk-in wardrobe (dressing room). Top Floor (Solarium): Accessed directly from the master suite, you will find the ultimate highlight... a spectacular private solarium with a jacuzzi! Imagine unwinding at the end of the day among the bubbles while taking in the open sea views. Location & Connectivity Situated just a stone's throw from the A-7 highway, the property enjoys enviable connectivity: you can be in the heart of Marbella in just 10 minutes, while Fuengirola, Málaga, and the International Airport are all within an easy drive. Furthermore, it is the ideal home for families. It is

located just meters away from the well-known Colegio Platero and a prestigious British international school, allowing your children to walk to school without long commutes. Dream Communal Areas The property is set within an immaculate gated community surrounded by beautifully manicured communal gardens. If you love sports and an active lifestyle, you won't even need to leave home: the complex features paddle tennis courts, a basketball court, and a large communal swimming pool to cool off during the summer months. Plus, it is just steps away from the Santa María Sports Center, which offers sports courts, football pitches, a playground, and an on-site bar/café—keeping the whole family entertained right on your doorstep! Key Features: Size: 109 m2 actual size (99 m2 according to the nota simple). Floors: 4. Bedrooms: 3 (the master bedroom includes a walk-in wardrobe and en-suite bathroom). Bathrooms: 2 full bathrooms + 1 guest toilet. Exteriors: 20 m2 patio with built-in BBQ + Top-floor solarium with jacuzzi and sea views. Communal Areas: Swimming pool, gardens, paddle tennis, and basketball court. Location: Calle Joaquín Rodrigo, Elviria (Marbella). Right next to schools and with direct access to the A-7. Note: The technical details of the listing reflect the official 99 m2 from the property registry (nota simple), although the property features a total of 109 m2 fully optimized down to the last detail. Don't miss out on this unique opportunity in Elviria! Schedule your viewing before it's gone. Estimated Buyer Expenses: The purchase is subject to Property Transfer Tax (ITP), (Law 5/2021 on Cedated Taxes), with a maximum general rate of 7%. The taxable base will be the higher value between the deeded price and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Public deed and Property Registry enrollment fees are regulated by official tariff (RD 1426/1989) and (RD 1427/1989) respectively. Rough estimate between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Legal management/Gestoría (if voluntarily hired, free fees): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). Estimated total cost for the buyer: [46,900]€ (+10%). This estimate is guideline-only and is provided in accordance with Art. 20.1. c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Agency/brokerage fees are paid by the seller. VOA.

Caractéristiques:

Piscine, None, None