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## PENTHOUSE DUPLEX FOR SALE IN ELVIRIA

**Price:** 550,000 €  
**Ref:** R5203144  
**Bedrooms:** 2  
**Bathrooms:** 2  
**Built size:** 113 m<sup>2</sup>  
**Plot/Garden:** 0 m<sup>2</sup>  
**Terrace:** 43 m<sup>2</sup>

Beautiful duplex penthouse in the upper part of Elviria, the most desirable area of Marbella East. Gated community with 24/7 security cameras.

Well-maintained tropical gardens.

Two swimming pools, one for children and the other infinity pool.

It has an elevator, and the private underground parking provides direct access to the penthouse.

This penthouse is distributed over two levels.

On the lower level, there is a spacious living-dining room with a fireplace and a fully equipped kitchen, with direct access to a large terrace with sea and mountain views.

Upstairs, there are two bedrooms and two en-suite bathrooms.

Precio no incluye gastos ni tributos. Gastos adicionales por parte del comprador: Impuesto Sobre Transmisiones (8% hasta 400.000€, 9% de 400.000 a 700.000€ y 10% a partir de 700.000€), Actos Jurídicos Documentados 1,5% sobre el precio de compra, gastos de registro y notaría. Ficha informativa a su disposición en nuestra oficina según Decreto 218/2005 de 11/Oct.

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP (8% up to 400.000 euros, 9% from 400.000 to 700.000 euros and 10% from 700.000 euros) or, alternatively 10% VAT and AJD (1.5% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th



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