



## Frittliggende villa til salgs i Elviria, Marbella

**2 395 000 €**

Referanse: R5244289   Soverom: 7   Bad: 7   Plottstørrelse: 2 672m<sup>2</sup>   Bebygget areal: 341m<sup>2</sup>   Terrasse: 260m<sup>2</sup>







## Costa del Sol, Elviria

SPECTACULAR LUXURY VILLA WITH LARGE PLOT AND PANORAMIC SEA VIEWS FOR SALE IN ELVIRIA, MARBELLA EAST A private Mediterranean retreat surrounded by lush greenery, spacious outdoor areas and amazing sea views in one of Marbella's most prestigious residential neighbourhoods. This charming south-west-facing villa renovated in 2021, is set on a generous plot of more than 2600 SQM in the highly sought-after area of Elviria, Marbella East. Offering exceptional privacy and tranquillity, the property is enveloped by mature landscaping and features a beautifully designed garden, a relaxing pool area and multiple outdoor spaces perfect for an authentic Mediterranean lifestyle. Furthermore, the property offers a separate guest house, adding significant value and versatility. It includes: • Large en-suite bedroom • A comfortable living room • Fully equipped kitchen Perfect for visitors, extended family or as an independent rental opportunity thanks to the existing tourist licence. **KEY FEATURES OF THE VILLA IN ELVIRIA** • Main villa with 6 spacious bedrooms with 6 bathrooms • Independent guest house with living room, kitchen and en-suite bedroom • Sea views from the main terrace and barbecue area • Amazing separate fully equipped gourmet kitchen with Neff appliances • Bright living room and formal dining area with terrace access • Covered terrace with barbecue area • Main villa: Central heating • Hot/cold air conditioning in the guest house • Wooden Double glazing • Wine cellar • Solar panels • Alarm system • Ample parking space for multiple cars • Touristic licence in place **MAIN VILLA: SPACE, COMFORT & ELEGANCE** The main house features six generously sized bedrooms, each with its own private en-suite bathroom. A fully fitted gourmet kitchen makes culinary enjoyment a pleasure, while the bright living room and formal dining area connect effortlessly with the outdoor terrace overlooking the garden, the pool and the sea. The terrace includes a dedicated BBQ area and outdoor dining space, ideal for entertaining guests and enjoying Marbella's climate throughout the year. **OUTDOOR LIVING: A PRIVATE LUXURIOUS MEDITERRANEAN OASIS** The villa's gardens offer an exceptional environment for outdoor living, featuring a large swimming pool, shaded lounge areas, mature trees and landscaped gardens. From the main terrace, beautiful sea views enhance the relaxing atmosphere. **PRIME LOCATION: ELVIRIA, MARBELLA EAST** Elviria is renowned for its pristine beaches, established residential areas and international amenities. Nearby you will find: • Santa María Golf and Greenlife Golf • Elviria's best beaches • Restaurants, supermarkets, pharmacies and essential services • International schools such as ECN and Colegio Alborán With excellent connections to Marbella centre, Puerto Banús and Málaga Airport, this is a perfect location for both families and full-time residents. **A RARE OPPORTUNITY IN ELVIRIA** With its generous plot, independent guest house, mature gardens and touristic licence, this villa is ideal for those seeking: • complete privacy close to all amenities • a spacious family residence • huge investment potential & rental income • a refined Mediterranean lifestyle A Mediterranean-style villa with timeless charm and exceptional potential in one of Marbella's most desirable areas.



## Egenskaper:

### Funksjoner

Dekket terrasse  
Privat terrasse  
Lagerrom  
Ensuite bad  
Dobbeltvindu  
Monterte garderober  
Wifi  
Pensjonat  
Verktøyrom  
Grill

### Utsikt

Sjø  
Panoramisk  
Hage  
Basseng

### Basseng

Privat  
Hage  
Privat  
Anlagt

### Verktøy

Fotovoltaiske solcellepaneler

### Orientering

Sørvest

### Innstilling

I nærheten av golf  
Nær sjøen  
I nærheten av butikker  
Nær skoler

### Møbler

Ikke møblert

### Sikkerhet

Inngjerdet kompleks  
Alarmsystem

### Kategori

Investering  
Golf  
Luksus

### Klimakontroll

Sentraloppvarming

### Betingelse

Glimrende  
Nylig renovert

### Kjøkken

Fullt montert

### Parkering

Privat  
Dekket  
Mer enn en