



## Detached Villa for sale in Elviria, Marbella

1,950,000 €

Reference: R4411348 Bedrooms: 4 Bathrooms: 3 Plot Size: 1,950m<sup>2</sup> Build Size: 225m<sup>2</sup> Terrace: 350m<sup>2</sup>







## Costa del Sol, Elviria

A very unique & recently renovated property set in Elviria (Marbella east) with amazing location and huge potential.

This South West facing one-level villa is distributed as follows:

A nice & welcoming entrance area, 4 bedrooms, 2 en-suite (of which one is used as a second living room) a huge open plan kitchen, dining and salon leading out to the terrace and garden area with pool and gazebo. Almost every living space has sea views, including the kitchen. The master bedroom has access to the west facing terrace with lovely green & sea views. From the hallway there is a staircase to a 200m2 roof terrace.

There is storage as well as a garage accessible from road level, plus as a driveway with parking for 6 cars up to the entrance from another road.

The area itself is incredibly peaceful and private with few neighbours.

The location is a 2 minute drive to the centre of Elviria, or a 10-15 minute walk.

The villa built area is less than 50% of the allowed buildable area, meaning there is potential to subdivide and build a second house, or build another level on the current house, which would give access to one of the best views in Elviria, as seen from what is now the large 200m2 flat roof. Plans are already in place with architect to construct another level within all town hall guidelines. Potential to build or extend up to 130m2 more of living space.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Utility Room  
Wood Flooring  
Barbeque  
Fiber Optic

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool

### Pool

Private

### Garden

Private

### Utilities

Electricity  
Drinkable Water

### Orientation

South West

### Setting

Close To Golf  
Close To Sea  
Close To Shops  
Close To Schools  
Close To Forest

### Furniture

Optional

### Security

Gated Complex  
Alarm System

### Category

Holiday Homes  
Investment  
Golf  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
Recently Refurbished  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
Open  
More Than One