

## Sales - House - Elviria

**1.995.000€**



**Ref.-ID: R4968919**

**Elviria**

**IBI: 1,487 EUR / year**

**Rubbish: 154 EUR / year**



**8**



**9**



**376 m<sup>2</sup>**



**951 m<sup>2</sup>**

Nestled in lush green surroundings and just a short walk from Elviria's amenities, this unique villa is an ideal opportunity for both living and business. The property includes a main house, a studio apartment with its own entrance, and an annex with two additional bedrooms, making it perfect for a large family or a Bed & Breakfast with a capacity to accomodate up to 26 guests. With a total of 8 bedrooms and 9 bathrooms, each bedroom suite is equipped with a minibar for added convenience. A spacious roof terrace features a blockhouse, a gym and The villa comes with a heated Swimming Pool with Jetstream, a Golf Putting Green, a Finnish Style Outdoor Sauna and BBQ Area. With a bike storage, & ATV and Buggy Parking. The property is completely self-sufficient, with an Energy Rating A\*\*, thanks to its exclusive reliance on a private 10 kW solar panel system with sun Tracker and batteries and an 15 kW electricity generator, making it eco-friendly and energy-efficient. Perfectly suited for families, golf groups, or friends and family visiting Costa del Sol, this villa provides comfort alongside magnificent entertainment features. Offered as a fully functioning business, it is licensed as a touristic villa and comes with all equipment, including its website domain. Don't miss out on this outstanding opportunity.

**Orientation**  
✓ South West

**Condition**  
✓ Excellent

**Pool**  
✓ Private

**Climate Control**  
✓ Air Conditioning  
✓ Fireplace

**Views**  
✓ Sea  
✓ Mountain  
✓ Country  
✓ Panoramic  
✓ Garden  
✓ Pool

**Features**  
✓ Covered Terrace  
✓ Fitted Wardrobes  
✓ Near Transport  
✓ Private Terrace  
✓ Solarium  
✓ Gym  
✓ Sauna  
✓ Utility Room  
✓ Marble Flooring  
✓ Jacuzzi  
✓ Double Glazing

**Furniture**  
✓ Fully Furnished

**Garden**  
✓ Private

**Security**  
✓ Alarm System

**Parking**  
✓ Private

**Utilities**  
✓ Telephone