

## Sales - House - Elviria

### 1.995.000€



**Ref.-ID: R4968919**

**Elviria**

**House**

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

**Rubbish: 154 EUR / year**



**8**



**9**



**376 m2**



**951 m2**

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 accommodate 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