

**Sales - House - Elviria**  
**4.200.000€**



**Ref.-ID: R5298304**

**Elviria**

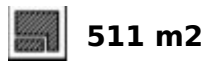
**House**



**5**



**6**



**511 m2**



**1326 m2**

This detached villa is located in Elviria, a well-established residential area in East Marbella, set within a green and quiet environment and within walking distance of the beach. Shops, restaurants, golf courses and international schools are nearby, making the location suitable for both permanent living and use as a second residence. The property is distributed over several levels and offers a practical and comfortable layout with a good level of privacy. The villa comprises five bedrooms and six bathrooms, along with an additional room that can be used as an office or extra bedroom. The layout allows for a clear separation between living areas and sleeping areas. The main living space is open and filled with natural light, connecting directly to a modern, fully equipped kitchen. Large windows provide direct access to the terraces and garden, creating a seamless connection between indoor and outdoor spaces. Practical storage areas are also available, allowing for flexible use of the property. Outside, the villa features a private swimming pool, several terraces and a landscaped garden offering privacy. An outdoor kitchen with dining area is included, allowing the outdoor spaces to be used comfortably throughout the year. The property is equipped with underfloor heating, air conditioning per room, a security system and energy-efficient installations. It is a highly energy-efficient home with an energy certificate B, providing comfortable and sustainable living. The villa is held within a profitable corporate structure, making an acquisition via a share deal (share purchase) an interesting option.

**Setting**

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

**Orientation**

- ✓ South
- ✓ South West

**Condition**

- ✓ Excellent

**Pool**

- ✓ Private
- ✓ Heated

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Fireplace
- ✓ U/F/H Bathrooms

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Barbeque
- ✓ Double Glazing

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Private

**Security**

- ✓ Alarm System

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ More Than One
- ✓ Private
- ✓ EV charge point

**Category**

- ✓ Investment
- ✓ Luxury