

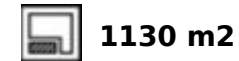
**Sales - House - Elviria**  
**2.200.000€**



**Ref.-ID: R5387206**

**Elviria**

**House**



Modern Villa Elviria - Contemporary Luxury in Marbella. Totally renovated. Nestled in the prestigious area of Elviria, this exceptional villa combines elegant architecture, cutting-edge technology, and refined comfort. Main residence featuring: • Open-plan living and dining area • Designer kitchen • 3 spacious bedrooms • 3 bathrooms + guest toilet • Separate laundry room Independent guest house with 2 fully equipped apartments - perfect for visitors, family, or rental income. Set on a private 1,130 m<sup>2</sup> plot with: ✓ Swimming pool ✓ Landscaped garden ✓ BBQ area ✓ Spacious stone terraces ✓ Private parking Designed and built with premium materials, Villa Elviria offers underfloor heating, Daikin aerothermal climate control, Smart Home integration with Alexa, fiber-optic internet, and advanced security systems. A perfect blend of modern Mediterranean living, privacy, and investment potential.

**Setting**

- ✓ Commercial Area
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Staff Accommodation
- ✓ Basement
- ✓ Fiber Optic

**Utilities**

- ✓ Electricity

**Orientation**

- ✓ South

**Furniture**

- ✓ Part Furnished

**Category**

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Reduced
- ✓ Resale
- ✓ Contemporary

**Condition**

- ✓ Recently Renovated

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Private

**Garden**

- ✓ Private
- ✓ Easy Maintenance

**Climate Control**

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

**Security**

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Alarm System

**Views**

- ✓ Sea
- ✓ Garden
- ✓ Pool
- ✓ Urban
- ✓ Street

**Parking**

- ✓ Covered
- ✓ Private