

Sales - House - Elviria  
**1.795.000€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R4416784**

**Elviria**

**House**

**IBI: 1,450 EUR / year**

**Rubbish: 100 EUR / year**



**4**



**5**



**300 m2**



**1200 m2**

This modern house offers great location with stunning sea views. The spacious villa comprises 4 bedrooms and is nestled in a quiet and private area of Elviria, close to amenities and to the famous Nikki Beach. The property is distributed on 2 levels offering beautiful views through the valley to the Mediterranean Sea. The large and bright living area with open kitchen and 1 bedroom with ensuite is located on the ground floor with direct access to the outdoor area terrace with stunning panoramic views and barbeque area. A perfect space to enjoy the special climate of Marbella! The lower floor offers 3 large bedrooms each with bathroom en-suite and games area with access to garden and pool area. Both lower and upper floor provide stunning views to the sea. The property has been built with the finest finishing materials, a nice combination of Italian flooring, high quality glass windows and air conditioning throughout the house. There is a parking for two cars.

- Setting**
- ✓ Close To Golf
  - ✓ Close To Schools

- Features**
- ✓ Covered Terrace
  - ✓ Fitted Wardrobes
  - ✓ Private Terrace
  - ✓ Satellite TV
  - ✓ WiFi
  - ✓ Games Room
  - ✓ Utility Room
  - ✓ Marble Flooring
  - ✓ Double Glazing
  - ✓ Near Church

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water

- Orientation**
- ✓ South

- Furniture**
- ✓ Optional

- Category**
- ✓ Holiday Homes
  - ✓ Investment
  - ✓ Luxury
  - ✓ Resale
  - ✓ Contemporary

- Condition**
- ✓ Excellent

- Kitchen**
- ✓ Fully Fitted

- Pool**
- ✓ Private

- Garden**
- ✓ Private
  - ✓ Landscaped
  - ✓ Easy Maintenance

- Climate Control**
- ✓ Air Conditioning

- Security**
- ✓ Electric Blinds
  - ✓ Entry Phone
  - ✓ Alarm System
  - ✓ 24 Hour Security
  - ✓ Safe

- Views**
- ✓ Sea
  - ✓ Panoramic
  - ✓ Pool
- Parking**
- ✓ More Than One