EK
ARBAT ESTATES

Sales - House - Elviria

1.990.000€

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Ref.-ID: R5227732 **Elviria** **House**

Community: 2,100 EUR / year **IBI: 1,014 EUR / year** **Rubbish: 185 EUR / year** **4** **2** **185 m2** **633 m2**

One-of-a-Kind, Exceptionally Renovated Villa in the Heart of Elviria This exquisitely renovated villa, distributed over two levels, stands out for its elegant contemporary design, premium finishes, and bright open-plan layout. Offering 3 bedrooms plus an additional multipurpose room next to the laundry area (ideal as a utility room or home office) along with 2 modern bathrooms, this home is perfectly designed for comfort and functionality. Elegant Open-Plan Living layout One of the villa's most striking features is its seamless, airy layout, created by an open-concept design free of interior dividing walls. Natural light flows effortlessly throughout every space. The stylish open-plan kitchen, flooded by abundant natural light from a side window, connects with the spacious living and dining areas. Large floor-to-ceiling sliding glass doors create a smooth transition between indoor and outdoor living. Exceptional Outdoor Spaces The living area opens onto a wrap-around terrace featuring two distinct seating spaces: • An al fresco dining area and sunbathing area in front of the pool, perfect for entertaining, • A chill-out lounge with pergola, custom-built bench seating, and tailored cushions. From here, you can enjoy views of the beautiful saltwater pool, surrounded by ample space for multiple sun loungers. Private Upper-Level Master Suite The entire upper floor is dedicated to the master suite, complete with built-in wardrobes, a contemporary bathroom, and a private terrace with sea views. Prime Central Location Elviria is a unique and incomparable environment, it has the best beaches in Marbella, famous Beach Clubs such as Nikki Beach, La Cabânne and there are also typical beach restaurants. Nearby are prestigious hotels including Hotel Don Carlos and Hotel Los Monteros Grand Luxury, as well as several top golf courses such as Santa Maria Golf, Marbella Golf, and Río Real Golf. Two commercial centres—equipped with bars, restaurants, supermarkets, banks, a hairdresser, dentist, doctor, pharmacy, florist, post office, and more—are just a five-minute drive away. Some of the area's best schools, including the German School and the English International College, are only 10 minutes away. It takes you 10 minutes to get to the centre of Marbella, 15 minutes to Puerto Banus and 45 minutes to Málaga Airport. Key Features • Gas fireplace • Saltwater swimming pool • Landscaped garden • Garage with storage room • Solar panels for the heating system

Setting
- ✔ Close To Golf
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex

Parking
- ✔ Garage

Utilities
- ✔ Electricity

Category
- ✔ Holiday Homes
- ✔ Luxury
- ✔ Resale