EK
ARBAT ESTATES

Sales - House - Elviria

1.299.999€

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











Ref.-ID: R5499895 **Elviria** **House**

Community: 888 EUR / year **IBI: 2,145 EUR / year** **Rubbish: 185 EUR / year** **5** **3.5** **324 m2** **1322 m2**

Elegant Elviria Villa with Panoramic Coastal Views A distinctive Mediterranean residence combining privacy, space and natural beauty in one of Elviria’s most peaceful settings. Set in a privileged position on the tranquil outskirts of Elviria, this beautifully maintained villa offers an exceptional sense of space, privacy and connection with nature, while remaining within easy reach of the beach, local amenities and the lifestyle for which Marbella is renowned. Built and cherished by its original owners, the property has been thoughtfully designed as a spacious family home, surrounded by mature gardens, established fruit trees and the natural landscape. A unique position beside a river with direct access to picturesque walking and hiking trails leading into the hills beyond. At the same time, the conveniences of Elviria are remarkably close at hand. Local restaurants, shops and the beach are approximately a 15-minute walk away, with a charming riverside footpath providing an alternative route. Designed for Mediterranean Living, the villa opens through a beautifully established front garden, where mature palms and fruit trees create an inviting arrival. An east-facing covered porch leads into a generous entrance hall and immediately establishes the property's relaxed yet elegant character. •4 spacious bedrooms •3 bathrooms •Large living & dining room •Large office •Large separate kitchen •Several Terraces •Large Garage with potential •20 minutes walking to beach or centre Elviria The ground floor is centred around an expansive open-plan living environment, incorporating distinct lounge, television and dining area with west-facing terrace, where spectacular open views stretch towards the surrounding mountains and coastline. The spacious bright kitchen also opens directly onto the terrace. A generous study on this level provides an elegant home office or can be adapted to create a fifth bedroom. A guest cloakroom completes the main floor. The upper level offers four generously proportioned bedrooms, each benefiting from an abundance of natural light. The principal bedroom enjoys a private and peaceful retreat, complete with en-suite bathroom, walk-in wardrobe, fireplace and its own terrace. Three additional bedrooms share a well-appointed family bathroom, with one also enjoying direct access to a private terrace. The arrangement provides an ideal balance of shared family spaces and private accommodation, making the property equally suited to permanent living or an exceptional Mediterranean retreat. The lower level presents an exciting opportunity to further enhance the property. A substantial, naturally light garage with independent access offers considerable flexibility and could potentially be transformed into a separate apartment, guest suite, entertainment area, gym or additional living accommodation. The exterior spaces features outdoor living and natural surroundings with swimming pool. Mature, beautifully established gardens surround the villa, with terraces, palms and an abundance of established fruit trees creating a private Mediterranean setting. A wide, convenient driveway provides easy access to the property, while the lower garden continues towards the river and opens directly onto the surrounding trails. Few homes offer such an appealing combination of privacy, greenery and immediate access to nature while remaining so close to the beach and amenities. This is a home with a rare sense of place. Its peaceful riverside setting, open mountain and coastal views, mature gardens and generous proportions provide an exceptional foundation for creating a truly individual residence in Elviria. With its combination of established character, versatile accommodation and scope for further enhancement, the property offers a unique opportunity to enjoy the authentic Mediterranean lifestyle of Marbella in a setting that feels both private and wonderfully connected. A secluded retreat surrounded by nature, yet moments from the coast — an elegant Elviria residence with space, character and exceptional potential. The advertised price excludes applicable taxes (ITP, generally 7% in Andalusia, or VAT and other applicable taxes, depending on the property and transaction), notary and Land Registry fees, and legal fees. Please contact us for a breakdown of the estimated costs applicable to the property.

Setting
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools

Orientation
- ✔ South West Orientation

Condition
- ✔ Excellent Condition
- ✔ Good Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Central Heating
- ✔ Fireplace

Views
- ✔ Mountain Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing
- ✔ Fiber Optic

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Partially Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Alarm System

Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Utilities
- ✔ Drinkable Water
- ✔ Telephone