

Продажа - Дом - Elviria  
**1.995.000€**



**Ref.-ID: R5056612**

**Elviria**

**Дом**

**Коммунальные: 912 EUR /  
год**

**ИБИ: 2,293 EUR / год**

**Мусор: 200 EUR / год**



**5**



**4**



**420 m2**



**1000 m2**

Discover this beautiful refurbished villa in the heart of Elviria, just a 5-minute drive to all amenities and sandy beaches. Offering an abundance of privacy, this ideal family home combines modern luxury with Mediterranean charm, boasting landscaped outdoor spaces. Its prime location provides both tranquility and convenience, making it a hidden gem in one of Marbella's most desirable and prestigious areas. The entire MAIN LEVEL is a seamless, practical and functional flow between every area and bedrooms, keeping everything within easy reach, opening up onto the ample terrace, pool and garden. Step inside to be greeted by an entrance featuring a bright gallery staircase. The expansive modern open-plan and fully equipped kitchen leads to the dining room, perfect for both casual meals and gourmet entertaining. The ample living room (featuring a fireplace), and the 3 bedrooms, all lead onto the terrace. There are also 2 bathrooms (one en-suite) and a guest toilet. On the UPPER LEVEL you have 2 bedrooms, 1 bathroom and a nice terrace with partial sea views. The large ventilated basement with 1 bathroom is used as a games room and can be converted into an extra bedroom if needed. Here you also find a lot of storage space with existing fitted wardrobes, a double garage and a fantastically well laid out machine room. Every detail of this home has been designed with luxury, comfort and convenience in mind. Everything is controlled very easily with the push of a button, having recently installed a brand new Crestron Domotica system. There is under-floor heating and hot & cold air conditioning, regulated separately in each room. The entire house has electric shutters and awnings, Alarm system and fire detectors. Outdoors, you'll find a 10x4½ metre pool, beautifully landscaped gardens with automatic irrigation system and multiple terraces offering sun and shade. The water and underfloor heating are oil-fired from three 1.000 litre tanks. There are also water tanks storing 3.000 litres. A MUST SEE PROPERTY! Perfect for a large family to live in, or as an ideal holiday home.

**Расположение**

- ✓ Коммерческая зона
- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Близко к школам

**ОРИЕНТАЦИЯ**

- ✓ Северо-запад

**Состояние**

- ✓ Отличное
- ✓ Недавно отремонтированная
- ✓ Недавно отделанная

**бассейн**

- ✓ Приватный

**Климат-контроль**

- ✓ Кондиционер
- ✓ Центральное отопление
- ✓ Камин
- ✓ Полы с подогревом
- ✓ Полы с подогревом в ванной

**ВИД**

- ✓ Сад
- ✓ Бассейн

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Игровая комната
- ✓ Двойные стеклопакеты
- ✓ Умный дом
- ✓ Подвал

**Мебель**

- ✓ Без мебели

**Кухня**

- ✓ Полностью оборудованная

**Сад**

- ✓ Приватный
- ✓ Ландшафтный дизайн

**меры безопасности**

- ✓ Электрические жалюзи
- ✓ Сейф

**Парковка**

- ✓ Гараж