## Sales - House - Elviria

# 1.350.000€











**Ref.-ID: MIBGR5506252**

**Elviria**

**House**

**IBI: 1,316 EUR / year**

**6** **4** **267 m2** **972 m2**

Investment Opportunity: Spacious 6-Bedroom Villa in Prime Elviria Location Located in the highly sought-after enclave of Elviria, Marbella, this expansive 6-bedroom, 4-bathroom villa represents a standout opportunity for savvy investors and visionary buyers. Positioned within an established, peaceful, and highly desirable residential neighborhood, this property boasts an unbeatable location that perfectly balances tranquility with lifestyle convenience. Future residents will find themselves just moments away from Elviria's vibrant commercial hub, top-tier international schools, renowned championship golf courses, and some of the finest golden sand beaches Marbella has to offer. This substantial property stands out due to its generous dimensions and exceptional versatility. With six well-proportioned bedrooms and four bathrooms, the layout offers a highly functional distribution that easily accommodates large families, frequent holiday guests, or the creation of dedicated home offices and leisure spaces. Because the villa is currently in a condition that would benefit from renovation and modernization, it serves as an ideal blank canvas. It presents a rare chance to customize finishes to personal tastes or to upgrade the entire estate to contemporary luxury standards, thereby maximizing its market value. From an investment perspective, this property holds immense potential. Properties of this size in East Marbella are increasingly rare, making this refurbishment project highly lucrative for those looking to flip for a significant profit. Alternatively, for buyers interested in long-term wealth generation, a modernized villa of this scale in Elviria can command premium rental yields in both the holiday and long-term rental markets. In addition to its intrinsic potential, the villa benefits from excellent logistical connectivity. Quick and easy access to the main A-7 highway places the historic center of Marbella and the glamorous Puerto Banús just a short drive away. Furthermore, Malaga International Airport can be reached in under forty minutes, making it incredibly convenient for international travelers. Nestled just a short distance from local essentials, supermarkets, upscale restaurants, the famous Nikki Beach club, and the manicured greens of Santa María Golf Club, the location simply cannot be beaten. Viewing is highly recommended to fully appreciate the impressive scope, layout, and financial upside this Elviria property offers.

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

**Orientation**
- ✔ South West Orientation
- ✔ West Facing

**Condition**
- ✔ Renovation Required

**Views**
- ✔ Garden Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing

**Furniture**
- ✔ Optional Furniture

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden

**Security**
- ✔ Alarm System

**Parking**
- ✔ Street Parking

**Utilities**
- ✔ Electricity

**Category**
- ✔ Investment
- ✔ Resale