



**Sales - House - Elviria**

**1.495.000€**

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**Ref.-ID: MIBGR5146693**

**Elviria**

**IBI: 1,795 EUR / year**

**Rubbish: 250 EUR / year**



**5**



**4.5**



**466 m<sup>2</sup>**

**House**



**1003 m<sup>2</sup>**

This elegant and exclusive rustic-style villa offers beautiful sea views and a privileged location in the center of Elviria, one of Marbella's most sought-after residential areas. The property was fully renovated in 2002 using top-quality materials. The villa features a total built area of 382 m<sup>2</sup>, distributed across a spacious main residence and a separate guest area, ideal for visitors. The outdoor areas include a beautifully landscaped mature garden, a large swimming pool, and multiple spaces for outdoor living and entertaining.

**Setting**  
✓ Close To Schools  
✓ Urbanisation

**Orientation**  
✓ South West

**Condition**  
✓ Good

**Pool**  
✓ Private

**Climate Control**  
✓ Air Conditioning

**Views**  
✓ Sea  
✓ Mountain  
✓ Golf  
✓ Garden  
✓ Pool  
✓ Forest

**Features**  
✓ Covered Terrace  
✓ Fitted Wardrobes  
✓ Private Terrace  
✓ Guest Apartment  
✓ Storage Room  
✓ Utility Room  
✓ Barbeque  
✓ Double Glazing  
✓ Near Church

**Furniture**  
✓ Part Furnished

**Kitchen**  
✓ Fully Fitted

**Garden**  
✓ Private

**Security**  
✓ Entry Phone  
✓ Alarm System

**Parking**  
✓ Private

**Utilities**  
✓ Electricity  
✓ Drinkable Water

**Category**  
✓ Resale