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Sales - House - Elviria

4.200.000€

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Ref.-ID: MIBGR5298304 **Elviria** **House**

5 **6** **511 m2** **1326 m2**

Unique opportunity: villa offered via corporate structure (share deal), combining private use with proven rental returns. This property can be enjoyed as a full-time family home or second residence, while at the same time operating as a well-performing rental investment with attractive returns. Located in Elviria, a well-established residential area in East Marbella, the villa is set in a green and quiet environment within walking distance of the beach and the commercial centre of Elviria. Shops, restaurants, golf courses and international schools are all nearby, making daily life easy without needing a car. The villa is distributed over several levels and offers a practical layout with a high level of privacy. It comprises five bedrooms and six bathrooms, plus an additional room suitable as an office or extra bedroom. Living and sleeping areas are clearly separated. The main living space is bright and open, with a fully equipped modern kitchen and direct access to terraces and garden, creating a seamless indoor-outdoor flow. Outside, the property features a private swimming pool, landscaped garden, multiple terraces and an outdoor kitchen with dining area for year-round use. Additional features include underfloor heating, individual air conditioning, a security system and energy-efficient installations, ensuring comfortable and efficient living. With an energy certificate B, the villa is designed for comfortable, future-proof living. Just a short walk away, the beach, the commercial centre of Elviria and Plage Casanis complete the picture, combining privacy, lifestyle and long-term value in one exceptional property.

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

Orientation
- ✔ South Facing
- ✔ South West Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool
- ✔ Heated Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace
- ✔ U/F/H Bathrooms

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Guest Apartment
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Double Glazing

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Alarm System

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking
- ✔ EV charge point

Category
- ✔ Investment
- ✔ Luxury