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**Sales - House - Elviria**

**1.645.000€**

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**Ref.-ID: MIBGR5418922** **Elviria** **House**

**Community: 1,692 EUR / year** **IBI: 1,308 EUR / year** **Rubbish: 139 EUR / year** **4** **3** **234 m2** **752 m2**

Elegant Andalusian Villa in the Heart of Elviria, East Marbella Introducing this elegant four-bedroom Andalusian villa, where timeless Mediterranean architecture meets modern-day comfort, creating an inviting home perfectly suited to the Marbella lifestyle. Situated within Belle Epoque, an exclusive boutique community of villas in the highly sought-after residential area of Elviria, East Marbella, the property occupies a 752 m² plot and offers 234 m² of built accommodation. Thoughtfully designed, the villa combines generous living spaces with a wonderful connection between indoor and outdoor living. Accessed via electric entrance gates, the property offers secure off-street parking, together with an enclosed front patio and a useful storage room. The villa boasts an impressive statement entrance, creating an immediate sense of grandeur as it opens into a beautifully welcoming foyer. The ground floor features a modern, fully equipped kitchen, complemented by a separate laundry and pantry area. There are also three generously proportioned bedrooms, one of which benefits from an en-suite bathroom and direct access to the gardens, offering an ideal arrangement for family members or guests. The spacious living and dining areas are particularly inviting, with a striking feature fireplace and an abundance of natural light streaming through several large windows. These spaces flow seamlessly onto a covered terrace and the beautifully established, level gardens, creating an ideal setting for both everyday living and entertaining. The entire first floor is dedicated to the impressive principal suite, offering a wonderful sense of privacy and exclusivity. This generous suite features a large walk-in wardrobe, a spacious en-suite bathroom and direct access to a stunning wraparound terrace. Bathed in sunshine, the terrace enjoys attractive green views across the mature surrounding residential area, with views in the direction of the five-star, newly renovated Don Carlos Hotel. The villa enjoys a desirable south-facing orientation towards the Mediterranean, ensuring an abundance of natural light throughout the day. Its mature, private gardens have been thoughtfully landscaped to create an authentic Mediterranean atmosphere. A heated swimming pool provides the perfect focal point for outdoor relaxation, while two additional covered terraces offer inviting spaces for al fresco dining, entertaining or simply enjoying the peaceful surroundings. Ideally positioned within a tranquil residential setting, the property is just minutes from some of Marbella's finest sandy beaches, renowned golf courses, including a PGA Golf Academy, international schools, an excellent selection of restaurants and a comprehensive range of local amenities. Set within a well-maintained and carefully managed boutique community, this attractive villa offers an appealing combination of privacy, convenience and Mediterranean lifestyle. Whether as a permanent family residence, an elegant holiday home or an investment opportunity, the property represents an excellent proposition. Furthermore, with a tourist rental licence already in place, it offers the added benefit of established holiday rental potential.

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

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Heated Pool

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

**Views**
- ✔ Sea Views

**Features**
- ✔ Covered Terrace
- ✔ Ensuite Bathroom
- ✔ Fiber Optic

**Furniture**
- ✔ Optional Furniture

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden
- ✔ Easy Maintenance Garden

**Security**
- ✔ Alarm System

**Parking**
- ✔ Private Parking

**Category**
- ✔ Holiday Homes
- ✔ Luxury