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**Sales - House - Elviria**

**1.450.000€**

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**Ref.-ID: MIBGR5475772** **Elviria** **House**

**IBI: 1,717 EUR / year** **Rubbish: 278 EUR / year** **3** **3** **213 m2** **1000 m2**

4-Bedroom Villa with Private Pool, Guest Accommodation & Excellent Potential in Elviria, Marbella East Situated in a quiet cul-de-sac in the highly sought-after area of Elviria, Marbella East, this spacious four-bedroom villa offers an excellent combination of privacy, outdoor living and future potential. With a private swimming pool, impressive outdoor entertaining area and flexible accommodation over two levels, the property would make a fantastic family home in one of Marbella East's most established residential areas with lovely sea and panoramic views. The villa is approached through electric entrance gates, opening onto secure private parking for two cars. Main Level: The main living level is designed for comfortable everyday living and includes a living and dining room, fitted kitchen, two bedrooms and two bathrooms, one of which is en-suite. From this level, the living areas connect conveniently with the villa's outdoor spaces and private swimming pool (heated with electric built in cover). A particular highlight of the property is the large, recently added outdoor kitchen and entertaining area. Created with the Marbella lifestyle in mind, this fantastic space is fully equipped with a BBQ, pizza oven, double fridge-freezer, dishwasher and washing machine, together with a generous dining area with seating for eight people. Positioned alongside the swimming pool, it creates an ideal setting for relaxed family meals, entertaining friends and enjoying Marbella's outdoor lifestyle throughout much of the year. On top there is a large Roof terrace/ solarium with outdoor Bar. Lower Level & Guest Accommodation Potential: The villa is currently arranged as two separate levels. The lower level offers a further two bedrooms, one bathroom and a very large storage room, providing considerable additional space and flexibility. The two floors could easily be connected by installing an internal staircase, allowing the property to function as one substantial four-bedroom family home. A quotation of approximately □10,000 has already been obtained for this work. Alternatively, keeping the two levels independent presents an interesting opportunity to create separate guest accommodation, staff quarters or a private apartment for extended family and visitors. Excellent Potential: While perfectly usable in its current configuration, the villa would benefit from some modernisation and updating. This gives a new owner the opportunity to personalise the property and create a family home tailored to their own taste and requirements. The existing layout, including central heating ,generous accommodation and excellent outdoor areas provide a strong foundation, while the possibility of either connecting or maintaining the two independent living areas adds considerable versatility. Prime Elviria Location: The location is another major advantage. Set on a peaceful residential cul-de-sac, the villa enjoys a sense of privacy while remaining close to everything that makes Elviria one of the most desirable areas of Marbella. The beach and famous Nikki Beach are approximately 2 km away, while Elviria Commercial Centre is around 1.2 km from the property, offering an excellent selection of shops, supermarkets, restaurants, cafés and bars. Families are also particularly well catered for, with several international schools within approximately 5–15 minutes by car.

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

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition
- ✔ Good Condition

**Pool**
- ✔ Private Pool
- ✔ Heated Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating
- ✔ Fireplace

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Guest Apartment
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Staff Accommodation
- ✔ Basement
- ✔ Fiber Optic

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden

**Security**
- ✔ Gated Complex
- ✔ Alarm System

**Parking**
- ✔ Open Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

**Utilities**
- ✔ Electricity

**Category**
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale