# Sales - Plot - Elviria

# 1.285.000€

**Elviria** **Plot**

**Community: 468 EUR / year** **IBI: 962 EUR / year** **Rubbish: 240 EUR / year**



## 991 m2

Exclusive plot of land with villa project in a sought-after southwest-facing location in Elviria For sale is an exceptional corner plot with a high-quality villa project, for which the building permit has been submitted for approval. The architectural concept combines modern lines with Mediterranean elegance and blends harmoniously into the existing neighborhood and the Mediterranean surroundings. Thanks to its southwest orientation, the property enjoys optimal sunlight until the evening hours and offers breathtaking panoramic views of the city of Marbella, the surrounding mountains, and partial views of the sea. The location of the property impresses with its perfect combination of tranquility, privacy, and excellent infrastructure. The popular Elviria Shopping Centre, with its exclusive restaurants, cafés, shops, and all amenities for daily needs, is just a short walk away. Several renowned golf courses are also in the immediate vicinity, making the area particularly attractive for golf and lifestyle enthusiasts. The center of Marbella can be reached in approximately 15 minutes, and Málaga International Airport in about 35 minutes. The planned project comprises an exclusive luxury villa with: • 4 spacious bedrooms, each with an en-suite bathroom • an open-plan living and dining area with a seamless transition to the outdoor spaces • a custom-designed kitchen with integrated access to the storage room and laundry room • expansive terrace areas with a stylish chill-out area for relaxing outdoors • a spectacular infinity pool and separate pool house with the option to include a gym and sauna • the option to install a home cinema in the basement • an underground garage with 3 parking spaces • a private elevator from the basement to the top floor for step-free access to all rooms The design particular emphasis on privacy, light-filled rooms and a seamless connection between indoor and outdoor spaces. As part of the project’s implementation, there is also the option to customise the integration of modern and sustainable building services, such as photovoltaic systems, heat pump systems and other energy-efficient solutions.

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

**Category**
- ✔ Investment
- ✔ Off Plan
- ✔ With Planning Permission

**Orientation**
- ✔ South West Orientation

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views

**Features**
- ✔ Near Transport


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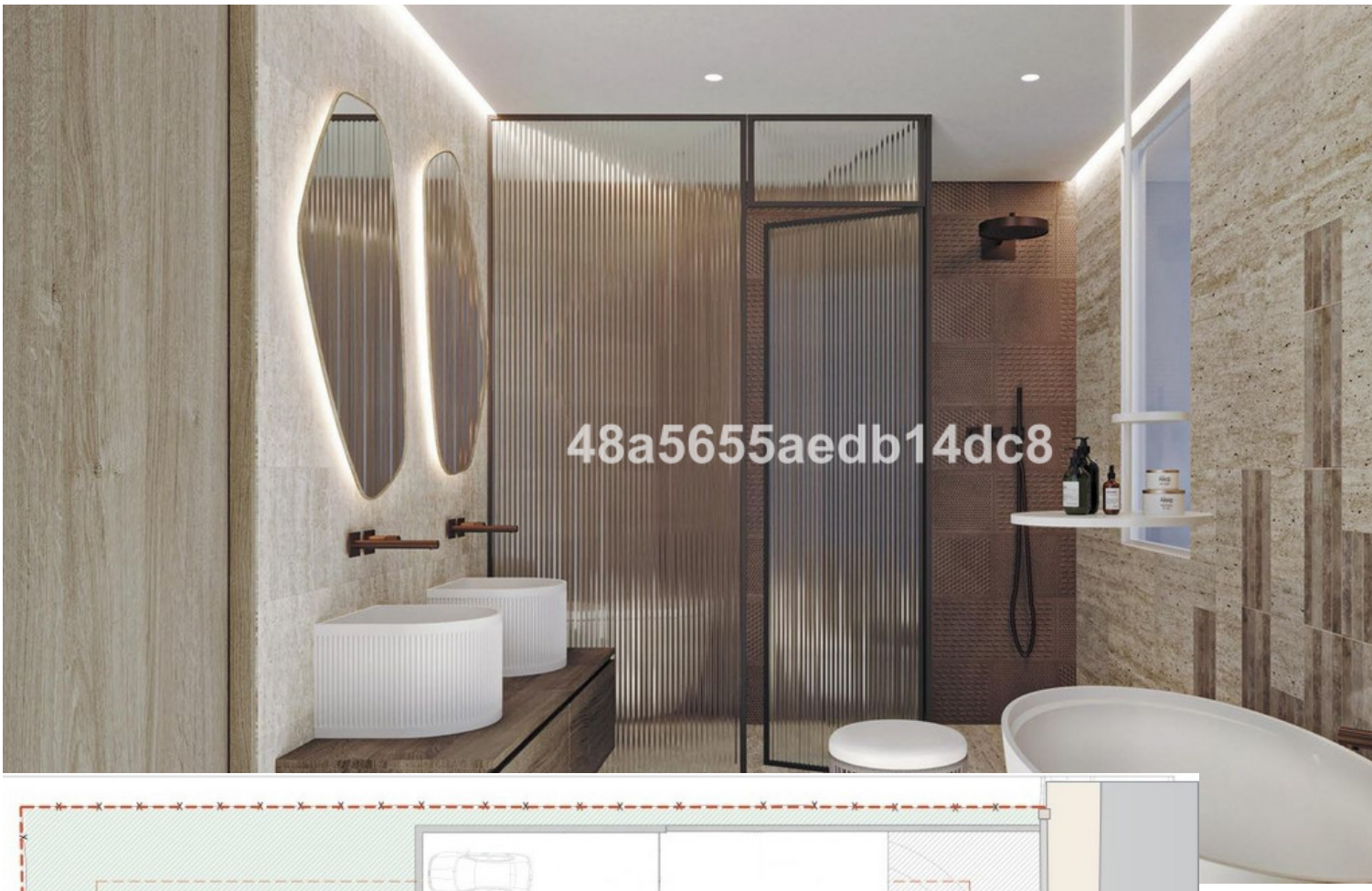


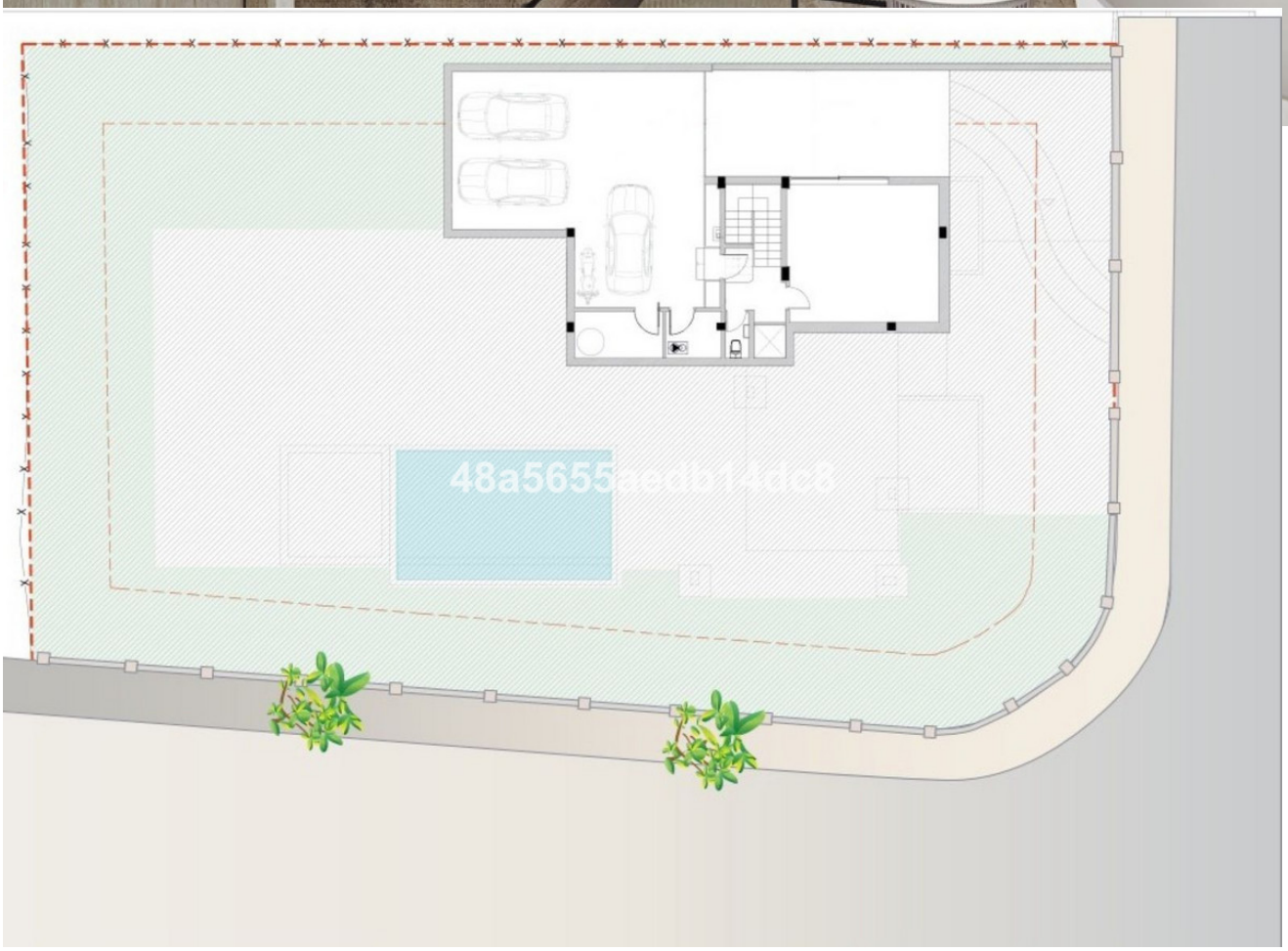

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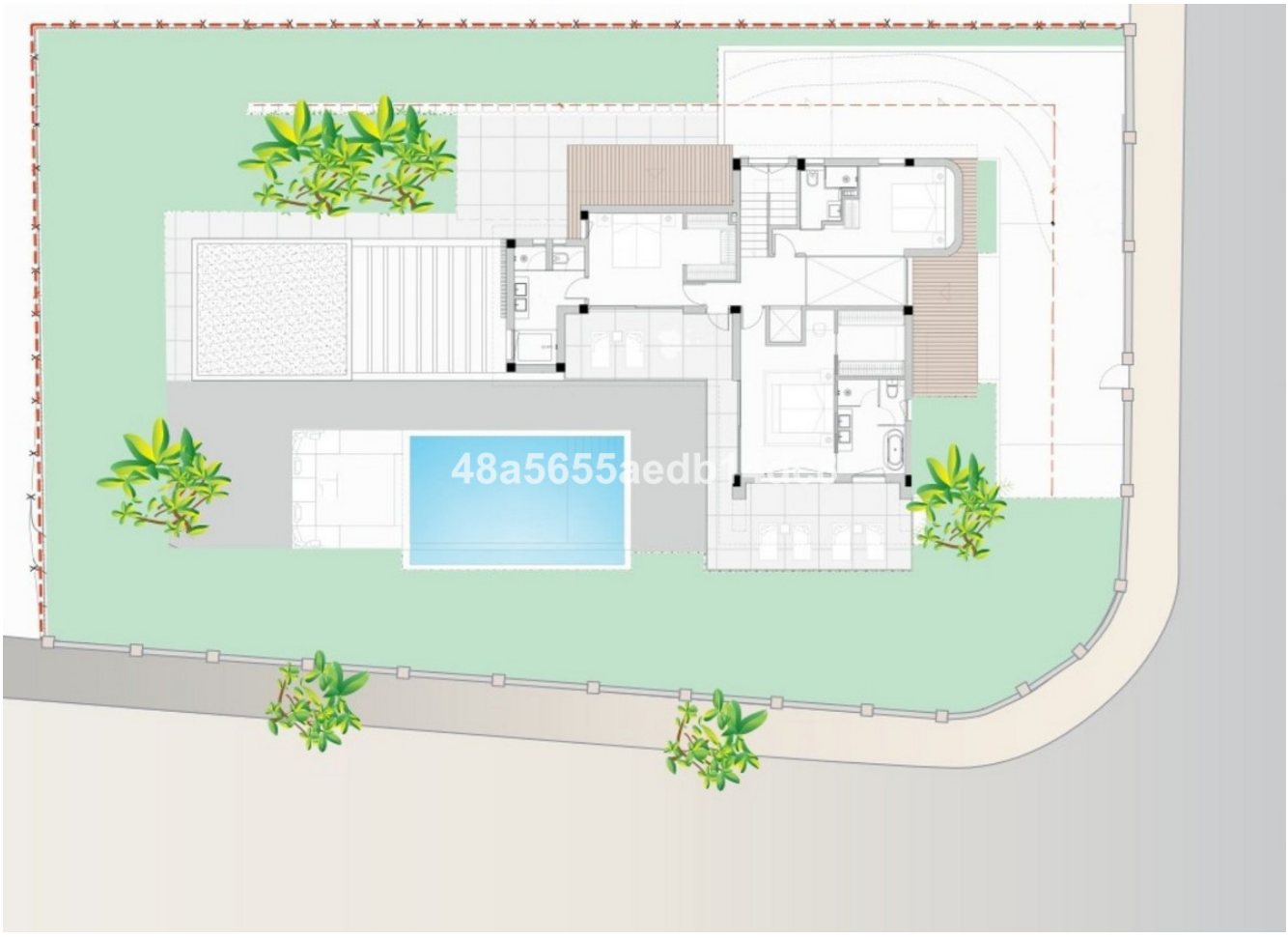

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