

Продажа - Дом - Elviria  
**2.395.000€**



Ref.-ID: MIBGR5244289

Elviria

Дом



7



7



341 m<sup>2</sup>



2672 m<sup>2</sup>

**SPECTACULAR LUXURY VILLA WITH LARGE PLOT AND PANORAMIC SEA VIEWS FOR SALE IN ELVIRIA, MARBELLA EAST** A private Mediterranean retreat surrounded by lush greenery, spacious outdoor areas and amazing sea views in one of Marbella's most prestigious residential neighbourhoods. This charming south-west-facing villa renovated in 2021, is set on a generous plot of more than 2600 SQM in the highly sought-after area of Elviria, Marbella East. Offering exceptional privacy and tranquillity, the property is enveloped by mature landscaping and features a beautifully designed garden, a relaxing pool area and multiple outdoor spaces perfect for an authentic Mediterranean lifestyle. Furthermore, the property offers a separate guest house, adding significant value and versatility. It includes:

- Large en-suite bedroom
- A comfortable living room
- Fully equipped kitchen
- Perfect for visitors, extended family or as an independent rental opportunity thanks to the existing tourist licence.

**KEY FEATURES OF THE VILLA IN ELVIRIA**

- Main villa with 6 spacious bedrooms with 6 bathrooms
- Independent guest house with living room, kitchen and en-suite bedroom
- Sea views from the main terrace and barbecue area
- Amazing separate fully equipped gourmet kitchen with Neff appliances
- Bright living room and formal dining area with terrace access
- Covered terrace with barbecue area
- Main villa: Central heating
- Hot/cold air conditioning in the guest house
- Wooden Double glazing
- Wine cellar
- Solar panels
- Alarm system
- Ample parking space for multiple cars
- Touristic licence in place

**MAIN VILLA: SPACE, COMFORT & ELEGANCE** The main house features six generously sized bedrooms, each with its own private en-suite bathroom. A fully fitted gourmet kitchen makes culinary enjoyment a pleasure, while the bright living room and formal dining area connect effortlessly with the outdoor terrace overlooking the garden, the pool and the sea. The terrace includes a dedicated BBQ area and outdoor dining space, ideal for entertaining guests and enjoying Marbella's climate throughout the year.

**OUTDOOR LIVING: A PRIVATE LUXURIOUS MEDITERRANEAN OASIS** The villa's gardens offer an exceptional environment for outdoor living, featuring a large swimming pool, shaded lounge areas, mature trees and landscaped gardens. From the main terrace, beautiful sea views enhance the relaxing atmosphere.

**PRIME LOCATION: ELVIRIA, MARBELLA EAST** Elviria is renowned for its pristine beaches, established residential areas and international amenities. Nearby you will find:

- Santa María Golf and Greenlife Golf
- Elviria's best beaches
- Restaurants, supermarkets, pharmacies and essential services
- International schools such as ECN and Colegio Alborán

With excellent connections to Marbella centre, Puerto Banús and Málaga Airport, this is a perfect location for both families and full-time residents.

**A RARE OPPORTUNITY IN ELVIRIA** With its generous plot, independent guest house, mature gardens and touristic licence, this villa is ideal for those seeking:

- complete privacy close to all amenities
- a spacious family residence
- huge investment potential & rental income
- a refined Mediterranean-style villa with timeless charm and exceptional potential in one of Marbella's most desirable areas.

**Расположение**

- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Близко к школам

**ОРИЕНТАЦИЯ**

- ✓ Юго-запад

**Состояние**

- ✓ Отличное
- ✓ Недавно отремонтированная

**бассейн**

- ✓ Приватный

**Климат-контроль**

- ✓ Центральное отопление

**вид**

- ✓ Море
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Гостевой дом
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Барбекю
- ✓ Двойные стеклопакеты

**Мебель**

- ✓ Без мебели

**Кухня**

- ✓ Полностью оборудованная

**Сад**

- ✓ Приватный
- ✓ Ландшафтный дизайн

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Сигнализация

**Парковка**

- ✓ С навесом
- ✓ Более чем один
- ✓ Приватная

**Коммунальные услуги**

- ✓ Фотоэлектрические солнечные панели

**Категория**

- ✓ Гольф
- ✓ Инвестиции
- ✓ Элитная