

**Продажа - Дом - Elviria**  
**4.200.000€**



**Ref.-ID: MIBGR5298304**

**Elviria**

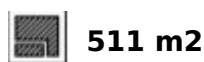
**Дом**



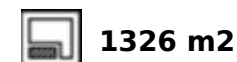
**5**



**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.

**Расположение**

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

**ОРИЕНТАЦИЯ**

- ✓ Юг
- ✓ Юго-запад

**Состояние**

- ✓ Отличное

**бассейн**

- ✓ Приватный
- ✓ С подогревом

**Климат-контроль**

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Камин
- ✓ Полы с подогревом в ванной

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Апартаменты для гостей
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Барбекю
- ✓ Двойные стеклопакеты

**Мебель**

- ✓ Полностью меблированный

**Кухня**

- ✓ Полностью оборудованная

**Сад**

- ✓ Приватный

**меры безопасности**

- ✓ Сигнализация

**Парковка**

- ✓ Подземная
- ✓ Гараж
- ✓ С навесом
- ✓ Более чем один
- ✓ Приватная
- ✓ Зарядная станция для электромобилей

**Категория**

- ✓ Инвестиции
- ✓ Элитная