

Продажа - Дом - Elviria  
1.649.000€



Ref.-ID: MIBGR5322388

Elviria

Дом

Коммунальные: 600 EUR / год

ИБИ: 1,350 EUR / год



4



2



273 m2



1283 m2

- Villa Kalima A Private Oasis in Marbella - Exclusive villa in Marbella located in a privileged area that combines tranquility, privacy, and proximity to the sea. The property offers 273 m<sup>2</sup> built and is currently distributed over two floors, with the possibility of adding an additional level, providing excellent potential for expansion and value appreciation. Inside, the villa features four spacious and very bright bedrooms and two full bathrooms. The living and dining area is large and filled with natural light, thanks to its excellent south-facing orientation, allowing sunlight throughout the day and offering open and panoramic views. The fully equipped kitchen also offers the possibility of being opened to the living room in the future, creating a modern open-plan space. The property enjoys three private terraces, two of them covered, as well as a pleasant chill-out terrace and a solarium of approximately 50 m<sup>2</sup>, perfect for relaxing or creating an additional leisure area. Outside, the villa features a private garden with a Balinese bed, a private swimming pool, and a BBQ area, ideal for enjoying the Costa del Sol lifestyle all year round. The villa also includes a private garage area and sits on a plot with enough space to build a private paddle tennis court in the future. Overall, this is a bright and spacious property with great potential for expansion, ideal as a permanent residence, holiday home, or investment in one of the most sought-after areas of Marbella.

**Расположение**

- ✓ Коммерческая зона
- ✓ Рядом с магазинами
- ✓ Рядом с морем

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Солярий
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Барбекю
- ✓ Двойные стеклопакеты

**Категория**

- ✓ Первая линия пляжа
- ✓ Дома для отдыха
- ✓ Инвестиции

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Кухня**

- ✓ Полностью оборудованная

**Состояние**

- ✓ Отличное

**Сад**

- ✓ Приватный

**бассейн**

- ✓ Приватный

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Сигнализация

**Климат-контроль**

- ✓ Кондиционер
- ✓ Камин

**Парковка**

- ✓ Гараж
- ✓ Приватная

**ВИД**

- ✓ Панорамный

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Телефон
- ✓ Газ