



## Detached Villa for sale in Elviria, Marbella

1,950,000 €

Reference: RS20617 Bedrooms: 4 Bathrooms: 3 Plot Size: 1,950m<sup>2</sup> Build Size: 240m<sup>2</sup>







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## Costa del Sol, Elviria

Stunning One-Level Villa with amazing sea views on a very private plot in Elviria (Marbella east) This South West facing one-level villa is distributed as follows: A nice & welcoming entrance area, 4 bedrooms, 2 en-suite (of which one is used as a second living room) a huge open plan kitchen, dining and salon leading out to the terrace and garden area with pool and gazebo. Almost every living space has sea views, including the kitchen. The master bedroom has access to the west facing terrace with lovely green & sea views. From the hallway there is a staircase to a 200m<sup>2</sup> roof terrace. There is storage as well as a garage accessible from road level, plus as a driveway with parking for 6 cars up to the entrance from another road. The area itself is incredibly peaceful and private with few neighbours. The location is a 2 minute drive to the centre of Elviria, or a 10-15 minute walk. The total registered built area is 416m<sup>2</sup>, The Villa it self is comprised of 240m<sup>2</sup> enclosed with 176m<sup>2</sup> of terraces. The villa is under built for the plot size, meaning there is potential to subdivide and build a second house, or build another level on the current house, which would give access to one of the best views in Elviria. Provisional plans are already in place with architect to construct another level within all town hall guidelines. Potential to build or extend up to 130m<sup>2</sup> more of living space.