



## Residential Plot for sale in Elviria, Marbella

498,000 €

Reference: R4973074 Plot Size: 1,039m<sup>2</sup>







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## Costa del Sol, Elviria

### Prime Plot with Stunning Sea & Mountain Views in Elviria

This 1,039 m<sup>2</sup> plot offers a southwest orientation and uninterrupted views of the sea and mountains, making it an exceptional opportunity for those looking to build a bespoke villa in one of Marbella's most desirable areas.

With a permitted buildable area of 200 m<sup>2</sup> for the main house (excluding the basement, terraces, and rooftop), you have ample space to create the perfect living environment.

### Why This Plot?

- Spectacular Views – Enjoy breathtaking panoramas of both the Mediterranean and surrounding mountains.
- Ideal Sun Exposure – Southwest orientation ensures optimal sunlight throughout the day.
- Perfect Location – Conveniently located near key amenities:

distance to:

- Santa María Golf Course – 2 km
- Nikki Beach Marbella – 3 km
- German School – 4 km
- Puerto Banús – 21 km

Exclusive Lifestyle – Close to top beach clubs, fine dining, boutique shops, and international schools.

Situated in the prestigious Elviria area, known for its beautiful sandy beaches, lush green surroundings, and excellent infrastructure, this plot is a rare find. Don't miss this fantastic investment and lifestyle opportunity—contact us for more details!

Maximum occupancy: 25%

Buildability: 20%

Height: GF + 1 ( 7 metres)

Distance to boundaries: 3 metres



## Features:

### Orientation

South

West

South West

### Views

Sea

Mountain

Panoramic

Forest

### Setting

Close To Golf

Urbanisation

Close To Sea

Close To Shops

Close To Schools

Suburban

Close To Forest