



## Detached Villa for sale in Elviria, Marbella East

2.395.000 €

Referentie: R5244289 Slaapkamers: 7 Badkamers: 7 Plotgrootte: 2.672m<sup>2</sup> Perceelgrootte: 341m<sup>2</sup> Terras: 260m<sup>2</sup>





## Costa del Sol, Elviria

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 lifestyle

A Mediterranean-style villa with timeless charm and exceptional potential in one of Marbella's most desirable areas.

## Kenmerken:

Extra's	Zonorientatie	Klimaatbeheersing
Overdekt terras	South West Orientation	Centrale verwarming
Privé Terras		
Berging		
Ensuite badkamer		
Dubbele beglazing		
Inbouwkasten		
WiFi		
Gastenverblijf		
Bijkeuken		
Barbecue		
<b>Uitzicht</b>	<b>Ligging</b>	<b>Huidige Staat</b>
Zeezicht	Dichtbij golfbaan	Uitstekende conditie
Weids	Dichtbij zee	Onlangs gerenoveerd
Garden Views	Dicht bij winkels	
Pool Bekijken	Dichtbij scholen	
<b>Zwembad</b>	<b>Meubilering</b>	<b>Keuken</b>
private Pool	Ongemeubileerd	Volledig ingerichte keuken
<b>Tuin</b>	<b>Beveiliging</b>	<b>Parkeergelegenheid</b>
private Garden	Omheind complex	private Parking
aangelegde tuin	Alarmsysteem	overdekte parkeerplaats
		More Than One
<b>Voorzieningen</b>	<b>Categorie</b>	
Fotovoltaïsche zonnepanelen	Investering	
	Golf	
	Luxe	