



## Detached Villa for sale in Elviria, Marbella

**4,200,000 €**Reference: R5298304   Bedrooms: 5   Bathrooms: 6   Plot Size: 1,326m<sup>2</sup>   Build Size: 511m<sup>2</sup>



## Costa del Sol, Elviria

This detached villa is located in Elviria, a well-established residential area in East Marbella, set within a green and quiet environment and within walking distance of the beach. Shops, restaurants, golf courses and international schools are nearby, making the location suitable for both permanent living and use as a second residence. The property is distributed over several levels and offers a practical and comfortable layout with a good level of privacy. The villa comprises five bedrooms and six bathrooms, along with an additional room that can be used as an office or extra bedroom. The layout allows for a clear separation between living areas and sleeping areas. The main living space is open and filled with natural light, connecting directly to a modern, fully equipped kitchen. Large windows provide direct access to the terraces and garden, creating a seamless connection between indoor and outdoor spaces. Practical storage areas are also available, allowing for flexible use of the property. Outside, the villa features a private swimming pool, several terraces and a landscaped garden offering privacy. An outdoor kitchen with dining area is included, allowing the outdoor spaces to be used comfortably throughout the year. The property is equipped with underfloor heating, air conditioning per room, a security system and energy-efficient installations. It is a highly energy-efficient home with an energy certificate B, providing comfortable and sustainable living. The villa is held within a profitable corporate structure, making an acquisition via a share deal (share purchase) an interesting option.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South	Air Conditioning
Near Transport	South West	Cold A/C
Private Terrace		Hot A/C
Storage Room		Fireplace
Ensuite Bathroom		U/F/H Bathrooms
Double Glazing		
Fitted Wardrobes		
Guest Apartment		
Utility Room		
Barbeque		
<b>Setting</b>	<b>Condition</b>	<b>Pool</b>
Close To Golf	Excellent	Heated
Close To Sea		Private
Close To Shops		
Close To Schools		
<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>
Fully Furnished	Fully Fitted	Private
<b>Security</b>	<b>Parking</b>	<b>Category</b>
Alarm System	Underground	Investment
	Garage	Luxury
	Private	
	Covered	
	More Than One	
<b>Energy Rating</b>	<b>CO2 Emission Rating</b>	
B	B	