

ELVIRIA

1,075,000 €

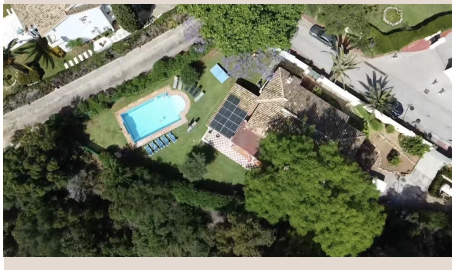
REFERENCE R4649023

# Exquisite Villa with Unrivalled Potential in Cerrado de Elviria, Marbella

| 5 | 3 | 295 m² | 1,000 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | PLOT |













# Description

Discover an exceptional opportunity presented by Luxury Realty: a distinguished villa nestled in the serene and prestigious residential area of Cerrado de Elviria, Marbella, a jewel on Spain's sun-drenched Costa del Sol. This prime location offers the perfect blend of tranquil Mediterranean living and convenient accessibility. Situated just 800 meters from pristine sandy beaches, and within easy reach of gourmet restaurants, supermarkets, and essential amenities, every convenience is at your fingertips. The vibrant historic centre of Marbella, with its enchanting old town and bustling marina, is a mere 8 kilometers away, providing the ideal balance of peaceful retreat and lively cultural experiences. Elviria is renowned for its natural beauty, upscale ambiance, and excellent infrastructure, making it a highly sought-after address in Southern Spain for discerning residents and investors alike.

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This villa is set on a generously proportioned, meticulously fenced plot, ensuring ultimate privacy and seclusion. The expansive, mature garden is a verdant oasis, artfully landscaped with established trees and a delightful selection of fruit trees, providing natural beauty and shade. At its heart lies a sparkling private swimming pool, inviting leisurely dips and sun-soaked relaxation. Complementing this outdoor paradise is a beautiful covered terrace, perfect for al-fresco dining, a dedicated chill-out area for unwinding, and a well-appointed barbecue zone, making entertaining effortless and enjoyable.

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The villa's versatile layout is currently configured to offer two independent living spaces, ideal for multi-generational families, guest accommodation, or as a lucrative rental property. The upper level, accessible at entrance, features a welcoming hall with a guest toilet, a fully equipped kitchen, and a spacious living room that extends into an enchanting conservatory with a wooden ceiling – a bright, versatile space. This floor also hosts three comfortable bedrooms and two well-appointed bathrooms.

The lower floor comprises a separate, equally inviting unit. It boasts a large open-plan living and dining room, enhanced by a charming fireplace. The master bedroom on this level is a true sanctuary, complete with an en-suite bathroom and a dedicated dressing room. Two additional well-proportioned bedrooms share a tastefully designed bathroom. The current lack of an internal connection between the two floors highlights the property's unique flexibility and income-generating potential.

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Modern comforts are seamlessly integrated, including central heating and hot/cold air conditioning for year-round comfort. Environmentally conscious features include solar panels, contributing to energy efficiency. Practicality is assured with dedicated parking space for two cars and an electric car charger system, catering to contemporary needs.

This property represents an exciting canvas for transformation. While needing renovation, it offers an unparalleled opportunity to infuse personal style and contemporary luxury into a fundamentally sound and exceptionally located villa. Imagine tailoring every detail, from bespoke interiors to modern finishes, creating a truly unique residence. This is more than an upgrade; it's an investment in crafting your dream home and significantly adding value in one of Marbella's most sought-after neighbourhoods.

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Embrace the coveted Mediterranean lifestyle with this exceptional villa in Cerrado de Elviria. Its prime location, adaptable layout, private outdoor haven, and immense potential for personalization make it an unparalleled offering. Contact Luxury Realty today to explore this remarkable opportunity and begin your journey to owning a bespoke piece of paradise.

# Details

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|---|---|---|---|
| Reference | R4649023 | Property Type | Villa |
| Status | Sale | Price | 1,075,000 € |
| Bedrooms | 5 | Bathrooms | 3 |
| Build size | 295 m² | Plot Size | 1,000 m² |

| | | | |
|---|---|---|---|
| Terrace | – | Parking places | by request |

## Features

Pool, Air conditioning, Sea views, Private garden, Alarm system, Parking