+34 604 489 646
info@luxury-realty.com
luxury-realty.com



ELVIRIA

420,000 €

REFERENCE R4784887

A Jewel in Elviria: Your Bespoke Luxury Villa Project in Marbella, Southern Spain

1,542 m²

PLOT













Description

An extraordinary opportunity awaits discerning investors and those dreaming of crafting their ultimate Mediterranean sanctuary. Poised within the esteemed residential enclave of Elviria, Marbella, Southern Spain, this prime residential plot of 1542 m² is not merely land; it is a meticulously prepared canvas complete with an invaluable building permit and a comprehensive Basic Project, ready to bring your architectural vision to life. This offering represents a seamless pathway to owning a custom-designed luxury home in one of the Costa del Sol's most sought-after locations, eliminating significant initial hurdles and fast-tracking your journey to Marbella living.

Discover Elviria: Marbella's Idyllic Coastal Gem

Nestled just a few kilometres east of the vibrant heart of Marbella, Elviria is more than just a postcode; it's a lifestyle destination. Often referred to as Marbella's 'Hidden Treasure', this serene neighbourhood masterfully blends breathtaking natural beauty with an array of luxurious amenities and the quintessential warmth of Mediterranean charm. Here, lush pine forests meet pristine sandy beaches, creating a unique microclimate and an environment of unparalleled tranquility. Elviria boasts a sophisticated infrastructure with high-end restaurants, chic beach clubs, international schools, and world-class golf courses, all within easy reach. Its strategic location offers both peaceful seclusion and convenient access to Marbella's glamorous nightlife, designer boutiques, and cultural attractions, making it an ideal setting for permanent residence, holiday retreats, or lucrative investments in Southern Spain.

The allure of Elviria lies in its harmonious balance. It provides a sanctuary away from the hustle and bustle, yet remains intimately connected to the vibrant pulse of Marbella. Residents enjoy the proximity to natural parks and protected green zones, offering endless opportunities for hiking, cycling, and enjoying the great outdoors. The community spirit is vibrant, with a mix of international residents creating a cosmopolitan yet intimate atmosphere. Investing in Elviria means embracing a lifestyle defined by sunshine, natural beauty, and effortless luxury – a true testament to Andalusia's enchanting appeal.

The Canvas for Your Dream Home: A Premier Residential Plot

This exceptional plot, spanning a generous 1542 m², falls under the UE-4 zoning classification, allowing for a building density of 0.2 m²t/m²s. Currently preserved in its natural state, it presents an untouched expanse awaiting transformation. The significant advantage of this offering is the inclusion of a detailed Basic Project, which lays the foundation for an isolated single-family home. This pre-approved blueprint streamlines the initial planning stages, providing a clear vision and accelerating the construction timeline for prospective owners. The plot's generous dimensions ensure ample space for a substantial luxury residence, complemented by extensive outdoor living areas, lush gardens, and private recreational facilities. Imagine expansive terraces, a bespoke swimming pool, and beautifully landscaped grounds, all designed to maximize the Mediterranean climate and capture the essence of opulent outdoor living.

Vision Realized: Building Permit and Basic Project Included

The intrinsic value of this offering is significantly amplified by the included building permit and the meticulously crafted Basic Project. This vital component defines the construction of an exquisite isolated single-family home, meticulously designed to integrate seamlessly with its natural surroundings. The proposed residence is intelligently distributed across three distinct levels: a spacious basement, an inviting ground floor, and an elegant upper floor. This multi-level design not only optimizes the generous plot size but also ensures that every principal room can benefit from the breathtaking panoramic vistas that unfold from the property.

The architectural concept prioritizes both aesthetic appeal and functional luxury. The justification for each level, including the classification of basement areas, is clearly detailed in the accompanying graphic documentation, providing complete transparency and a solid foundation for the subsequent execution project. This thoughtful design ensures ample natural light, fluid indoor-outdoor transitions, and optimal enjoyment of the magnificent views. The characteristic and main use of the building is unequivocally residential, specifically crafted as a luxurious single-family dwelling, promising privacy, comfort, and an elevated

living experience.

Unparalleled Surroundings and Lifestyle

The strategic positioning of this plot in Elviria offers an enviable lifestyle, characterised by convenience and natural beauty. The setting is ideal for those who appreciate immediate access to premium amenities:

- **Close To Golf:** A golfer’s paradise, with several championship courses such as Santa María Golf & Country Club and El Soto Golf within minutes, offering world-class facilities and stunning fairways.
- **Close To Shops:** Vibrant commercial centres provide everything from gourmet supermarkets and charming local boutiques to upscale retail outlets, ensuring all daily needs and luxury desires are met.
- **Close To Sea:** The glistening Mediterranean coastline and some of Marbella’s finest sandy beaches, including the renowned Nikki Beach, are just a short drive away, perfect for sunbathing, watersports, and beachfront dining.
- **Close To Schools:** Elviria hosts prestigious international schools, making it an excellent choice for families seeking top-tier education for their children.
- **Close To Forest:** Surrounded by verdant pine forests, the property offers immediate access to nature trails, providing a tranquil escape for walks, cycling, and enjoying the rich biodiversity of the region.

The views from this future residence are nothing short of spectacular, encompassing a diverse and captivating panorama: sweeping views of the azure **Sea**, the majestic **Mountains** of Andalucía, lush **Golf** courses, expansive **Panoramic** vistas that stretch to the horizon, beautifully manicured **Garden** potential, glimpses of the refined **Urban** landscape, the serene expanse of the **Forest**, and the charming local **Street** scene. This kaleidoscope of natural and designed beauty ensures a visually rich and ever-changing backdrop to everyday life.

A Strategic Investment in Marbella's Luxury Market

This plot represents a compelling proposition across several categories, solidifying its status as an astute investment. Categorised as **Golf**, it appeals directly to enthusiasts and those seeking a lifestyle intertwined with this prestigious sport. As a pure **Investment**, the included planning permission and the desirable location in Elviria promise significant capital appreciation in Marbella's consistently buoyant luxury real estate market. The **Luxury** designation is self-evident, reflecting the calibre of the proposed development and its prime setting.

Furthermore, being offered as **Off Plan** with **Planning Permission** already secured, this opportunity mitigates many of the typical risks and delays associated with new constructions. Buyers gain the freedom to personalise interiors and finishes to their exact specifications while benefiting from a streamlined development process. This unique combination makes it an exceptionally attractive asset for those looking to build their dream home without the customary bureaucratic hurdles, or for savvy investors seeking a premium property with proven growth potential in one of Southern Spain's most coveted locations. Seize the chance to create your bespoke masterpiece in Elviria, where luxury, nature, and convenience converge.

Details

Reference	R4784887	Property Type	Land

Status	Sale	Price	420,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	1,542 m²
Terrace	–	Parking places	by request

Features

Sea views, Mountain views, Private garden, Investment

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella