

ELVIRIA

440,000 €

REFERENCE R5181124

Exclusive Plot in Elviria, Marbella: Your Luxury Dream Home Awaits

1,012 m²

PLOT








Description

Welcome to an unparalleled opportunity presented by Luxury Realty: an exquisite building plot nestled in the highly coveted and prestigious enclave of Elviria, Marbella. Situated in the heart of Southern Spain's glamorous Costa del Sol, this prime parcel of land is not merely a purchase; it's an investment in a lifestyle defined by sun-drenched days, azure waters, and sophisticated living. Elviria, renowned for its serene beauty and proximity to world-class amenities, offers the perfect canvas for your bespoke luxury residence, promising an existence where convenience, natural beauty, and exclusivity converge.

Location, Location, Location: The Allure of Elviria, Marbella

Elviria stands as one of Marbella's most desirable residential areas, celebrated for its lush landscapes, pristine beaches, and vibrant atmosphere. As a jewel in the crown of the Costa del Sol, it embodies the quintessential Mediterranean dream. Imagine waking up to the gentle sea breeze, with the majestic backdrop of the Sierra Blanca mountains providing a stunning contrast to the sparkling blue of the Mediterranean Sea. This plot offers you direct access to the very best of Marbella living.

Within a short distance from your future doorstep, you'll discover an array of exceptional facilities. Championship golf courses, such as Santa María Golf & Country Club and Cabopino Golf Marbella, beckon to enthusiasts with their immaculately manicured greens and breathtaking views. Sun-seekers will revel in Elviria's famous sandy beaches, home to some of Marbella's most exclusive beach clubs, including the iconic Nikki Beach at the Don Carlos Resort. Fine dining experiences, charming chiringuitos, and a diverse selection of international restaurants cater to every culinary desire.

Families will appreciate the proximity to renowned international schools, while sophisticated shoppers can indulge in the high-end boutiques of Marbella Old Town or the designer labels of Puerto Banús, both just a short drive away. The convenient access to the A-7 coastal highway ensures that Malaga International Airport, with its excellent connections, is reached with ease, positioning Elviria as an ideal location for both permanent residence and an exclusive holiday retreat. This is Southern Spain at its finest: a blend of traditional charm, modern luxury, and an unbeatable climate, offering over 320 days of sunshine annually.

The Plot: A Generous Canvas for Architectural Grandeur

This magnificent plot spans an impressive 1,012 m², providing ample space for a truly substantial and private detached villa. Its generous dimensions offer a rare commodity in a sought-after area like Elviria – room to breathe, to create extensive gardens, to install a spectacular infinity pool, and to design outdoor living spaces that perfectly complement the glorious Mediterranean climate. This is not just a piece of land; it is the foundation upon which your architectural masterpiece will rise, a blank slate awaiting your personal vision of luxury.

The strategic positioning within Elviria suggests potential for captivating views, whether of the shimmering sea, the verdant golf courses, or the picturesque mountain ranges, allowing your future home to be perfectly integrated with its natural surroundings. Imagine expansive terraces and panoramic windows designed to capture these vistas, transforming your residence into a sanctuary of peace and beauty.

Unlocking Potential: Building Regulations and Design Freedom

Understanding the potential of this plot is key to appreciating its value. According to the Town Hall regulations (UE-4) applicable to this area, the plot permits a generous total buildable area of 20% of the plot's surface. This translates to an impressive approximate total of 202.4 m² for your future residence. What's more, the ground floor footprint can extend up to a remarkable 25% of the plot area, equating to approximately 253 m². This combination offers exceptional flexibility for architectural design, allowing for expansive ground-floor living areas, multiple suites, and impressive entryways, while ensuring the total constructed area comfortably exceeds 200 m² of pure luxury. This regulation allows for a truly spacious, multi-level villa, designed to maximize both comfort and elegance.

The freedom within these parameters means you can envision a villa perfectly tailored to your desires: perhaps a contemporary design with sleek lines and floor-to-ceiling glass, or a more traditional Andalusian style with elegant courtyards and intricate

details. Whether your dream includes multiple bedrooms with en-suite bathrooms, a state-of-the-art kitchen, a private gym, a home cinema, or a dedicated office, this plot provides the space and regulatory flexibility to bring that vision to life.

The Ultimate Advantage: Ready-to-Build with Approved Licences

One of the most significant and attractive features of this exclusive offering is the inclusion of the complete project and an *approved building licence* as part of the price. This crucial advantage cannot be overstated. In Spain, navigating the bureaucratic landscape for building permits can be a lengthy and often complex process, frequently taking many months, if not years, to finalize. With this plot, that formidable hurdle has already been overcome for you.

The fact that the project is designed and the licence is approved means that construction can commence almost immediately. While the licence "would only need updating" – a minor administrative step typically involving a swift review – the heavy lifting of architectural planning, technical drawings, and local authority approvals has been completed. This not only saves you an immense amount of time but also significant financial resources that would otherwise be allocated to design fees, administrative costs, and the carrying costs of the land during the waiting period. It transforms a typical protracted development process into an exciting, immediate journey towards realizing your dream home.

This "shovel-ready" status is a rare gem in the Marbella property market, providing an invaluable head start for discerning buyers who are eager to begin construction without delay. It represents a streamlined path to owning a custom-built, luxury villa in one of Southern Spain's most coveted addresses, making this an opportunity that truly stands apart.

Details

Reference	R5181124	Property Type	Land
Status	Sale	Price	440,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	1,012 m²
Terrace	–	Parking places	by request