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ELVIRIA

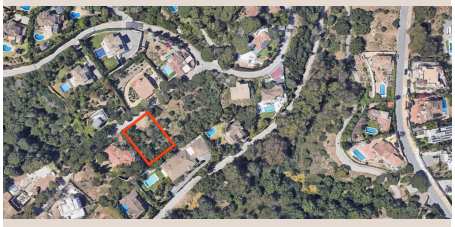
319,000 €

REFERENCE R5325187

# Exclusive Urban Building Plot in Elviria, Marbella East: Your Gateway to Luxury Living on the Costa del Sol

1,083 m²

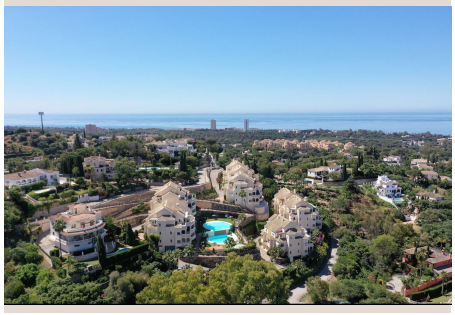
PLOT













# Description

Luxury Realty proudly presents an exceptional and rare opportunity to acquire a prime residential building plot in Elviria, one of the most prestigious and highly coveted areas of Marbella East, nestled on the sun-drenched Costa del Sol in Southern Spain. This meticulously selected plot offers the perfect canvas for those aspiring to create a bespoke luxury residence in an unparalleled location.

Imagine crafting your dream home amidst a serene backdrop, where the tranquility of nature meets the sophistication of Marbella. This generous plot, measuring an impressive 1,083.43 m², is ideally situated on a quiet, tree-lined residential street. It promises unparalleled privacy and a peaceful living environment, enveloped by beautiful natural surroundings, making it a true sanctuary for discerning homeowners.

## The Foundation for Your Bespoke Dream Home

This urban building plot comes with the distinct advantage of a 20% buildability allowance, plus the potential for a substantial basement. This allows for the construction of a magnificent modern luxury villa spanning approximately 220 m² above ground, complemented by an expansive basement level. Envision a residence featuring 4 spacious bedrooms, multiple bathrooms, open-plan living areas, and the possibility to integrate custom features that reflect your personal style and preferences.

The vision for this property includes a private swimming pool, offering a refreshing oasis for relaxation and entertainment, alongside a beautifully landscaped garden that will blend seamlessly with the natural environment. A convenient carport or garage can also be incorporated into the design, ensuring comfort and security. With an ideal East-South orientation, the house can be strategically positioned to capture abundant natural light throughout the day and optimize sun exposure, particularly towards the sought-after South aspect, perfect for enjoying Marbella's glorious climate.

Crucially, this plot is fully urbanized and ready for immediate development. All essential utilities, including water, electricity, and sewage connections, are readily available on-site, streamlining the construction process and offering peace of mind to future owners or developers.

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## An Unrivaled Investment and Lifestyle Opportunity

This property represents an extraordinary opportunity, not only for private individuals seeking to build their ultimate family residence or a luxurious holiday retreat but also for astute investors and developers looking for a high-demand project in one of Marbella's most sought-after residential locations. The strong potential for capital appreciation in Elviria, a testament to its enduring appeal and limited supply of prime land, makes this an exceptionally sound investment.

### Ideal For Diverse Lifestyles:

**Families Seeking Educational Excellence:** For families, the proximity to top-tier international schools is a significant draw. The English International College, Deutsche Schule Málaga, and Colegio Ecos are all within easy reach, offering world-class education and making this an ideal location for a primary residence in Marbella.

**Discerning Holiday Homeowners:** Buyers looking to create a luxurious holiday home will appreciate the enviable location near some of Marbella's finest sandy beaches, vibrant beach clubs like Nikki Beach Marbella, and a plethora of leisure activities. This plot offers the perfect setting for a private getaway that promises relaxation and indulgence.

**Astute Investors and Developers:** Given the premium location and the scarcity of well-positioned urban plots in Elviria, this offering provides a robust opportunity for investors or developers aiming for high-demand resale opportunities or rental income in the thriving Marbella East market.

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## Prime Location: Elviria, Marbella East, Southern Spain

Elviria is synonymous with prestige and quality of life. As a distinguished residential area within Marbella East, it is renowned for its lush green surroundings, stunning natural beauty, pristine beaches, and an impressive array of golf courses. The area boasts a robust infrastructure, offering residents and visitors a seamless blend of natural serenity and modern conveniences.

The plot’s strategic location ensures excellent connectivity and accessibility to all essential amenities and leisure pursuits:

**4 minutes** to Elviria Commercial Centre: A bustling hub offering a wide selection of supermarkets, gourmet restaurants, charming cafés, and essential services.

**6 minutes** to the iconic sandy beaches and the world-famous Nikki Beach Marbella, providing endless opportunities for sun, sea, and sophisticated entertainment.

**15 minutes** to Marbella town centre: Discover the charming Old Town, luxurious boutiques, and vibrant nightlife that define Marbella.

**25 minutes** to Málaga International Airport: Ensuring convenient travel for international residents and visitors.

**A Golfer's Paradise:**

Golf enthusiasts will revel in the unparalleled access to several world-class golf courses, all just a short drive away. Options include the challenging fairways of Santa María Golf, the scenic greens of Santa Clara Golf, the prestigious Río Real Golf, and the exclusive Marbella Golf & Country Club, providing endless opportunities to perfect your swing in stunning surroundings.

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This is truly a rare and coveted opportunity, brought to you by Luxury Realty, to secure a prime building plot in Marbella East. It offers the perfect blend of peaceful surroundings, exceptional connectivity, and strong potential for significant capital appreciation. Whether your vision is to build a permanent family residence, a luxurious holiday villa, or a strategic investment property, this plot delivers outstanding potential in an absolutely prime location. Do not miss the chance to lay the foundations for your future in one of Southern Spain's most sought-after destinations.

## Details

| | | | |
|---|---|---|---|
| Reference | R5325187 | Property Type | Land |
| Status | Sale | Price | 319,000 € |
| Bedrooms | by request | Bathrooms | by request |
| Build size | – | Plot Size | 1,083 m² |
| Terrace | – | Parking places | by request |

## Features

Mountain views, Private garden

## Personal advice

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

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