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



ELVIRIA

■■■■■ ■ Elviria

1 175 000 €

■■■■■■■■ R5471791

5	3	281 m²	1 059 m²	50 m²
■■■■■■■	■■■■■■	■■■■■■■	■■■■■■■	■■■■■■■













■■■■■■■■

Traditional Villa with Private Pool and Views of La Concha in Elviria Charming detached villa in a traditional style, located in a quiet and established residential area of ■■Elviria, one of the most sought-after areas of East Marbella. The property combines privacy, spaciousness, and an excellent location, as well as offering hot and cold air conditioning and a solar panel system that provides comfort and greater energy efficiency throughout the year. The villa sits on a large plot of 1,059 m² and has 281 m² of living space, distributed over two floors. It is surrounded by mature gardens and pleasant outdoor spaces that allow you to fully enjoy the privileged climate of the Costa del Sol at any time of year. On the main floor, a welcoming entrance hall leads to a separate kitchen equipped with a serving hatch and a bright living-dining room with direct access to a pleasant west-facing terrace. From this space, you can enjoy magnificent open views of the countryside and La Concha, the iconic natural symbol of Marbella. This same floor features the master bedroom with an en-suite bathroom, a second bedroom, and an additional full bathroom. The ground floor offers two spacious double bedrooms, a bathroom, and an additional room currently used as a utility space, equipped with bookshelves and other storage. This room could easily be converted into an additional bedroom depending on the new owners' needs. Also noteworthy on this floor is a bright living room/office with direct access to two terraces and the garden. Its separate entrance provides a valuable degree of versatility, allowing this space to be adapted to different uses and needs. The exterior is one of the property's main attractions. The plot boasts a magnificent 5 x 10 meter private swimming pool, surrounded by lawns and various other spaces. Detached Villa, Elviria, Costa del Sol. 5 Bedrooms, 3 Bathrooms, Built 281 m², Terrace 50 m², Garden/Plot 1059 m². Setting : Close To Schools, Urbanisation. Orientation : West. Condition : Good. Pool : Private, Children`s Pool. Climate Control : Air Conditioning, Hot A/C, Cold A/C, Fireplace. Views : Mountain. Features : Covered Terrace, Private Terrace, WiFi, Storage Room, Utility ■Room, ■Access ■for ■people with ■reduced ■mobility, ■Fiber ■Optic. Furniture ■: Part ■Furnished. Kitchen ■: Fully ■Fitted. Garden ■: Private. Security ■: ■Gated ■Complex. Parking ■: Garage, Covered, ■More ■Than ■One, ■Private. Category ■: ■Resale.

■■■■■■

■■■■■■■■	R5471791	■■■ ■■■■■■■	■■■■■
■■■■■■■	■■■■■■■	■■■■	1 175 000 €
■■■■■■■	5	■■■■■■	3
■■■■■■■	281 m²	■■■■■■■	1 059 m²
■■■■■■■	50 m²	■■■■■■■■	■■ ■■■■■■■

■■■■■■■■■■■■■■■

■■■■■■■, ■■■■■■■■■■■, ■■■■■■■■■■, ■■■ ■■ ■■■■, ■■■■■■■ ■■■, ■■■■■■■■■, ■■■■■■■■■

■■■■■■ ■■■■■■■■■■■■■

■■■■■■■■■ ■■■■■■■■■■ ■■■ ■■■■■■■
■■■■■■■■ — ■■■■■■ ■■■ ■■ ■■■■■■■■■■.

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