



## Detached Villa for sale in Elviria, Marbella

1.950.000 €

Referentie: R4411348 Slaapkamers: 4 Badkamers: 3 Plotgrootte: 1.950m<sup>2</sup> Perceelgrootte: 225m<sup>2</sup> Terras: 350m<sup>2</sup>







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## Costa del Sol, Elviria

A very unique & recently renovated property set in Elviria (Marbella east) with amazing location and huge potential.

This South West facing one-level villa is distributed as follows:

A nice & welcoming entrance area, 4 bedrooms, 2 en-suite (of which one is used as a second living room) a huge open plan kitchen, dining and salon leading out to the terrace and garden area with pool and gazebo. Almost every living space has sea views, including the kitchen. The master bedroom has access to the west facing terrace with lovely green & sea views. From the hallway there is a staircase to a 200m2 roof terrace.

There is storage as well as a garage accessible from road level, plus as a driveway with parking for 6 cars up to the entrance from another road.

The area itself is incredibly peaceful and private with few neighbours.

The location is a 2 minute drive to the centre of Elviria, or a 10-15 minute walk.

The villa built area is less than 50% of the allowed buildable area, meaning there is potential to subdivide and build a second house, or build another level on the current house, which would give access to one of the best views in Elviria, as seen from what is now the large 200m2 flat roof. Plans are already in place with architect to construct another level within all town hall guidelines. Potential to build or extend up to 130m2 more of living space.



## Kenmerken:

### Extra's

Overdekt terras  
Privé Terras  
Berging  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Inbouwkasten  
Zonnebank  
WiFi  
Bijkeuken  
Houten vloeren  
Barbecue  
Optische vezel

### Uitzicht

Zeezicht  
Mountain Bekeken  
Weids  
Garden Views  
Pool Bekeken

### Zwembad

private Pool

### Tuin

private Garden

### Voorzieningen

Elektriciteit  
Drinkwater

### Zonorientatie

South West Orientation

### Ligging

Dichtbij golfbaan  
Dichtbij zee  
Dicht bij winkels  
Dichtbij scholen  
Dichtbij bos  
Meubilering  
optioneel Furniture  
Beveiliging  
Omheind complex  
Alarmsysteem

### Categorie

Vakantiehuis  
Investering  
Golf  
Luxe  
Bestaande bouw  
Modern

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C

### Huidige Staat

Uitstekende conditie  
Onlangs gerenoveerd  
Onlangs gerenoveerd

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

garage  
private Parking  
Open Parkeergelegenheid  
More Than One