



## Detached Villa for sale in Elviria, Marbella

3.750.000 €

Referentie: R4930954 Slaapkamers: 3 Badkamers: 3 Plotgrootte: 1.250m<sup>2</sup> Perceelgrootte: 384m<sup>2</sup> Terras: 300m<sup>2</sup>





## Costa del Sol, Elviria

Exceptional villa located in residential Elviria reformed to a very high standard with stunning panoramic sea and mountain views.

On entrance level the property consists of a fantastic open plan living-dining-kitchen area which leads out to an incredible exterior area with a very large, partly covered terrace, salt water heated pool with thermal blanket cover and an independent, covered, outdoor kitchen. A special feature in the dining area is an amazing wine cellar for 800 bottles, built into the floor, which is maintained at a constant temperature by an independent aircon machine.

On this level is also a large bedroom with en-suite bathroom and patio doors leading out to the terrace and a guest toilet. Next to the kitchen is a small bedroom/office space which also has access to the terrace.

On the first level there are 2 large bedrooms each with en-suite bathrooms and share a large, open, south facing terrace with exceptional views.

Other important features of the property include:

Large 2 car garage, with automatic door, which gives internal access to the villa, storage area, laundry room and machine room where the technical installation can be found.

Underfloor heating via heated water piping is dimensioned to be more than adequate all the winter heating needs and cold air conditioning throughout the whole property for summer. Both systems use Daiken machines.

Wood burning fireplace in the living area.

21 Solar panels with inverters and batteries provides between 70 and 80% of all electric necessities in the summer and approximately 30 to 35 % in the winter months.

Miele appliances in the kitchen and laundry room. Water purifier with separate drinking water tap.

Interior and exterior alarm system with 13 cameras and movement detectors connected to Lip Seguridad and with TV monitors inside the villa. Controllable by a mobile phone.

All windows and patio doors have unbreakable security glass and automatic electric shutters. Front door is a metal reinforced security door. When the external alarm is activated all shutters.

automatically close making the villa completely secure.

WiFi connection inside and out via repeaters so there is always a strong signal.

Outdoor kitchen has a gas grill, charcoal grill, gas stove, refrigerator, sink and granite worktops.

The garden lights are divided into 6 zones with light sensors that can be manually operated and also switch on automatically at night and off in the morning.

Hot water is plumbed individually to all hot water taps in the property for instant hot water avoiding waiting and wasting water.

Salt water pool with thermal blanket type cover which absorbs the suns heat to warm up the pool. Also heated by a heat pump with heat exchanger which can heat the pool in excess of 28 degrees in winter.



## Kenmerken:

### Extra's

Overdekt terras  
Privé Terras  
Berging  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Inbouwkasten  
WiFi  
Domotics  
Kelder  
Optische vezel

### Uitzicht

Zeezicht  
Mountain Bekeken  
Weids  
Pool Bekeken  
Forest Bekeken

### Zwembad

verwarmd zwembad

### Tuin

private Garden  
Makkelijk te onderhouden tuin

### Voorzieningen

Elektriciteit  
Fotovoltaïsche zonnepanelen  
Zonne-energie water verwarming

### CO2 Emission Rating

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### Zonorientatie

zuiden  
South West Orientation

### Ligging

Dichtbij golfbaan  
Urbanisatie  
Dichtbij scholen

### Meubilering

Gedeeltelijk gemeubileerd

### Beveiliging

Alarmsysteem  
Elektrische rolluiken  
Deurbel met intercom

### Categorie

Bestaande bouw

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Open haard  
Centrale verwarming  
Vloerverwarming  
Vloerverwarming Badkamers

### Huidige Staat

Uitstekende conditie

### Keuken

Volledig ingerichte keuken  
**Parkeergelegenheid**  
garage  
private Parking  
overdekte parkeerplaats  
More Than One

### Energiebeoordeling

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