



## Abstandsvilla zum Verkauf in Elviria, Marbella

4.200.000 €

Referenz: R5298304 Schlafzimmer: 5 Badezimmer: 6 Grundstücksgröße: 1.326m<sup>2</sup> Garten: 511m<sup>2</sup>





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## Costa del Sol, Elviria

Unique opportunity: villa offered via corporate structure (share deal), combining private use with proven rental returns.

This property can be enjoyed as a full-time family home or second residence, while at the same time operating as a well-performing rental investment with attractive returns.

Located in Elviria, a well-established residential area in East Marbella, the villa is set in a green and quiet environment within walking distance of the beach and the commercial centre of Elviria. Shops, restaurants, golf courses and international schools are all nearby, making daily life easy without needing a car.

The villa is distributed over several levels and offers a practical layout with a high level of privacy. It comprises five bedrooms and six bathrooms, plus an additional room suitable as an office or extra bedroom. Living and sleeping areas are clearly separated.

The main living space is bright and open, with a fully equipped modern kitchen and direct access to terraces and garden, creating a seamless indoor-outdoor flow.

Outside, the property features a private swimming pool, landscaped garden, multiple terraces and an outdoor kitchen with dining area for year-round use.

Additional features include underfloor heating, individual air conditioning, a security system and energy-efficient installations, ensuring comfortable and efficient living.

With an energy certificate B, the villa is designed for comfortable, future-proof living.

Just a short walk away, the beach, the commercial centre of Elviria and Plage Casanis complete the picture, combining privacy, lifestyle and long-term value in one exceptional property.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Badezimmer  
Doppelverglasung  
Einstellungsschränke  
Gastwohnung  
Versorgungsraum  
Grill

### Einstellung

In der Nähe von Golf  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe von Schulen

### Möbel

Voll eingerichtet

### Sicherheit

Alarmanlage

### Energiebewertung

B

### Orientierung

Süden  
Südwesten

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Garage  
Privat  
Bedeckt  
Mehr als eins

### CO2 -Emissionsbewertung

B

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.  
Kamin  
U/f/h Badezimmer

### Pool

Erhitzt  
Privat

### Garten

Privat

### Kategorie

Investition  
Luxus