



## 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>





## Costa del Sol, Elviria

This detached villa is located in Elviria, a well-established residential area in East Marbella, set within a green and quiet environment and within walking distance of the beach. Shops, restaurants, golf courses and international schools are nearby, making the location suitable for both permanent living and use as a second residence. The property is distributed over several levels and offers a practical and comfortable layout with a good level of privacy. The villa comprises five bedrooms and six bathrooms, along with an additional room that can be used as an office or extra bedroom. The layout allows for a clear separation between living areas and sleeping areas. The main living space is open and filled with natural light, connecting directly to a modern, fully equipped kitchen. Large windows provide direct access to the terraces and garden, creating a seamless connection between indoor and outdoor spaces. Practical storage areas are also available, allowing for flexible use of the property. Outside, the villa features a private swimming pool, several terraces and a landscaped garden offering privacy. An outdoor kitchen with dining area is included, allowing the outdoor spaces to be used comfortably throughout the year. The property is equipped with underfloor heating, air conditioning per room, a security system and energy-efficient installations. It is a highly energy-efficient home with an energy certificate B, providing comfortable and sustainable living. The villa is held within a profitable corporate structure, making an acquisition via a share deal (share purchase) an interesting option.

## Eigenschaften:

Merkmale	Orientierung	Klimakontrolle
Überdachte Terrasse	Süden	Klimaanlage
In der Nähe des Transports	Südwesten	Kalte a/c
Private Terrasse		Heiße A/C.
Lagerraum		Kamin
Badezimmer		U/f/h Badezimmer
Doppelverglasung		
Einstellungsschränke		
Gastwohnung		
Versorgungsraum		
Grill		
Einstellung	Zustand	Pool
In der Nähe von Golf	Exzellent	Erhitzt
In der Nähe des Meeres		Privat
In der Nähe von Geschäften		
In der Nähe von Schulen		
Möbel	Küche	Garten
Voll eingerichtet	Voll ausgestattet	Privat
Sicherheit	Parken	Kategorie
Alarmanlage	Unterirdisch	Investition
	Garage	Luxus
	Privat	
	Bedeckt	
	Mehr als eins	