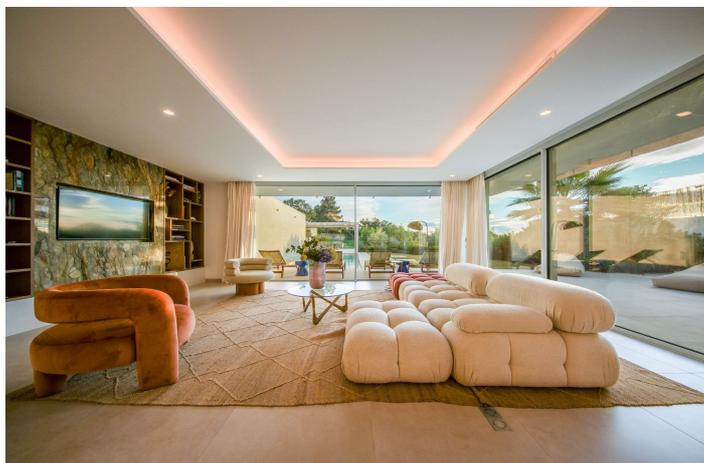




# Villa - Chalet en venta en Elviria, Marbella

4.200.000 €

Referencia: R5298304    Dormitorios: 5    Baños: 6    Terreno: 1.326m<sup>2</sup>    Construido: 511m<sup>2</sup>





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## 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.



## Características:

### Características

Terraza Cubierta  
Cerca de Transporte  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Doble acristalamiento  
Armarios Empotrados  
Aptmnt. Huéspedes  
Lavadero  
Barbacoa

### Posición

Cerca de Golf  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Colegios

### Muebles

Completamente Amueblada

### Seguridad

Alarma

### Calificación energética

B

### Orientación

Sur  
Orientación Suroeste

### Estado

Excelente estado de conservación

### Cocina

Cocina Equipada

### Aparcamiento

Párking Subterráneo  
Garaje  
Párking Privado  
Párking Cubierto  
More Than One  
CO2 Emission Rating

B

### Climatización

Aire Acondicionado  
A/A Frio  
A/A Caliente  
Chimenea  
Baño

### Piscina

Con Calefacción  
Piscina Privada

### Jardin

Jardín Privado

### Categoría

Inversion  
Lujo