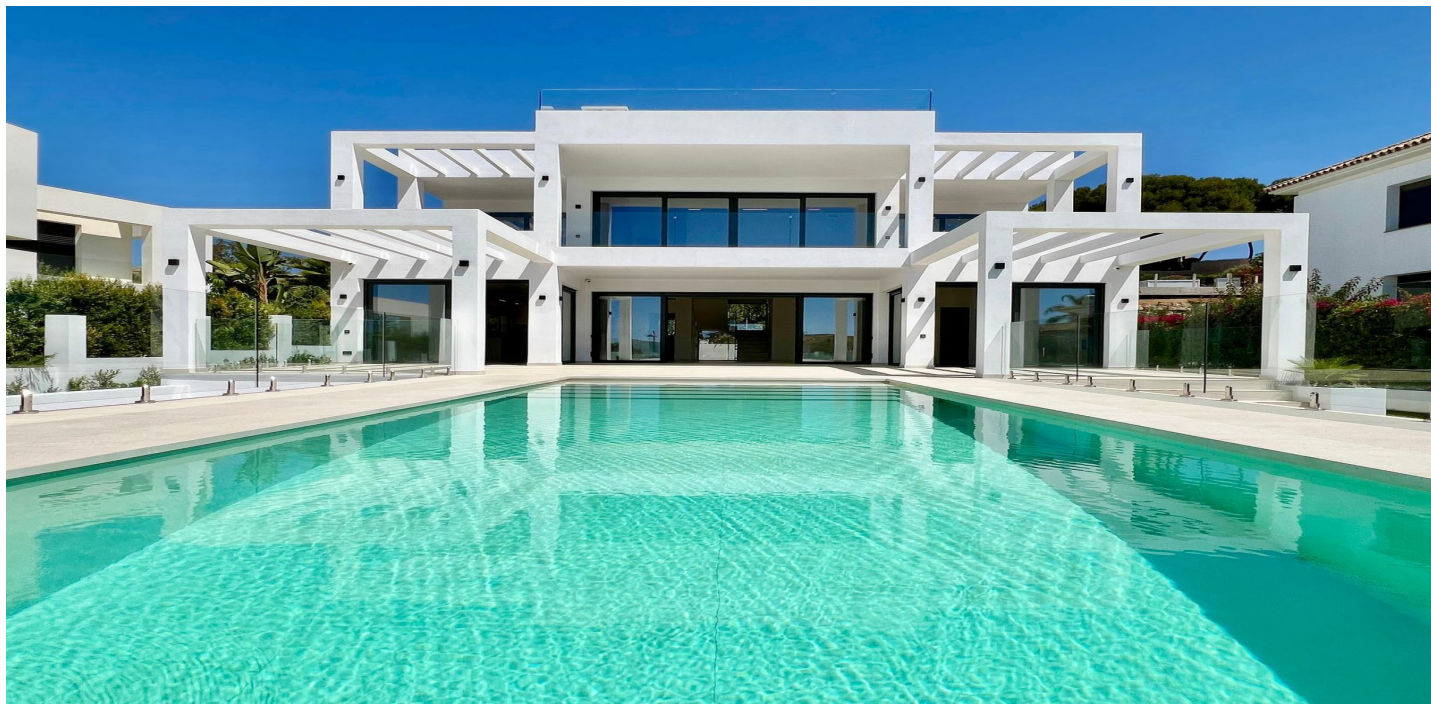




## Abstandsvilla zum Verkauf in Elviria, Marbella

3.599.000 €

Referenz: R4284901 Schlafzimmer: 6 Badezimmer: 6 Grundstücksgröße: 890m<sup>2</sup> Garten: 450m<sup>2</sup> Terrasse: 110m<sup>2</sup>





## Costa del Sol, Elviria

### MODERN NEW BUILT SECOND LINE BEACH VILLA IN ELVIRIA

Located in a beautiful corner of exclusive Elviria. This elegant villa has aesthetic perfection and the technological avant-garde come together in an exquisite architectural work.

It has more than 450 square meters of useful surface, they have been perfectly designed to satisfy the most demanding tastes, including 6 bedrooms with en-suite bathrooms, large closets, air conditioning system for greater comfort and energy efficiency, a modern open kitchen.

The terrace and pool area have great privacy. And from there you can enjoy the beautiful sea views and the peaceful surroundings.

The very high quality furniture is also available to the new owner but is not included in the sale price.

The property has a large plot of 890 m2.

It is an ideal house to live all year round or as an exclusive second residence in a privileged location.

Next to shopping centers with all kinds of shops, restaurants and services, just 60 meters from one of the best beaches in Marbella and 15 minutes from Nikki Beach, one of the most fashionable beach clubs, frequented by the international jet set that spends their summer on the Costa del Sol, and only 10 minutes by car from the center of Marbella and its typical streets full of charm.

This is a unique property for its location, views, design and high-end build quality.

The villa on the ground floor has one room with bathroom, and a studio with kitchen and its own bathroom....

- water floor heating through whole house ( also basement )
- \*pre-installed electric pool heater \*
- BUT! Only by pushing one bottom you can easily switch aerotermia from floor heating to pool heating , when you need it.
- pool cover plastic works as lens ( so easily + extra 2 or 3 months to the swimming season only with this cover)
- 10 years guarantee for the structure
- 2 years guarantee for everything built in the house. And of course all appliances.
- taxes: 10% VAT

Come visit it, you will fall in love!



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Badezimmer  
Doppelverglasung  
Einstellungsschränke  
Solarium  
Fitnessstudio  
Gastwohnung  
Versorgungsraum  
Grill  
Personalunterkunft  
Keller

### Ansichten

Meer  
Panorama  
Garten  
Pool  
Strand

### Pool

Erhitzt  
Privat

### Garten

Privat

### Versorgungsunternehmen

Strom

### Orientierung

Süden

### Einstellung

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

### Möbel

Nicht eingerichtet  
Optional

### Sicherheit

Alarmanlage  
Elektrische Jalousien  
Eingabetelefon

### Kategorie

Ferienhäuser  
Investition  
Strand  
Luxus  
Zeitgenössisch

### Klimakontrolle

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

### Zustand

Exzellent  
Neubau

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Garage  
Privat  
Bedeckt  
Mehr als eins