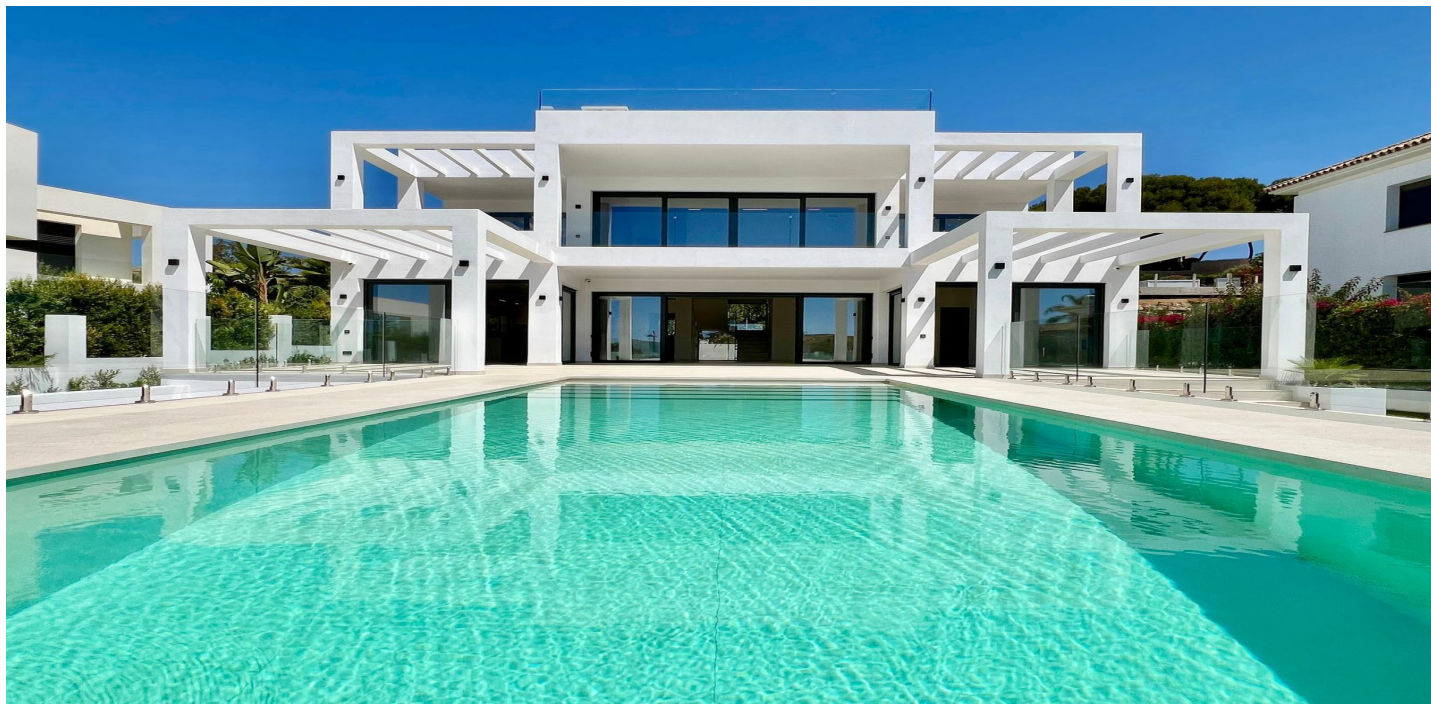




## Detached Villa for sale in Elviria, Marbella

3,599,000 €

Reference: R4284901 Bedrooms: 6 Bathrooms: 6 Plot Size: 890m<sup>2</sup> Build Size: 450m<sup>2</sup> Terrace: 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 m<sup>2</sup>.

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 button 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!



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
Gym  
Guest Apartment  
Utility Room  
Barbeque  
Staff Accommodation

Basement

### Views

Sea Views  
Panoramic  
Garden  
Pool  
Beach

### Pool

Heated  
Private Pool

### Garden

Private Garden

### Utilities

Electricity

### Orientation

South

### Setting

Beachside  
Close To Golf  
Close To Sea  
Close To Shops  
Close To Schools  
Beachfront

### Furniture

Not Furnished  
Optional

### Security

Alarm System  
Electric Blinds  
Entry Phone

### Category

Holiday Homes  
Investment  
Beachfront  
Luxury  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace  
U/F Heating  
U/F/H Bathrooms

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered  
More Than One