



# Detached Villa in Elviria

Price € 4,200,000

Bedrooms	5
Bathrooms	6
Build Size	511 m <sup>2</sup>
Plot Size	1837 m <sup>2</sup>

## SETTING

- ✓ Close To Golf
- ✓ Close To Schools
- ✓ Close To Shops
- ✓ Close To Sea

## ORIENTATION

- ✓ South
- ✓ South West

## CONDITION

- ✓ Excellent

## POOL

- ✓ Private
- ✓ Heated

## CLIMATE CONTROL

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

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Double Glazing
- ✓ Fitted Wardrobes
- ✓ Guest Apartment
- ✓ Ensuite Bathroom
- ✓ Near Transport
- ✓ Storage Room
- ✓ Barbeque

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private

## SECURITY

- ✓ Alarm System

## PARKING

- ✓ Underground
- ✓ More Than One
- ✓ Garage
- ✓ Private
- ✓ Covered
- ✓ EV charge point

## CATEGORY

✓ Investment

✓ Luxury

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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.

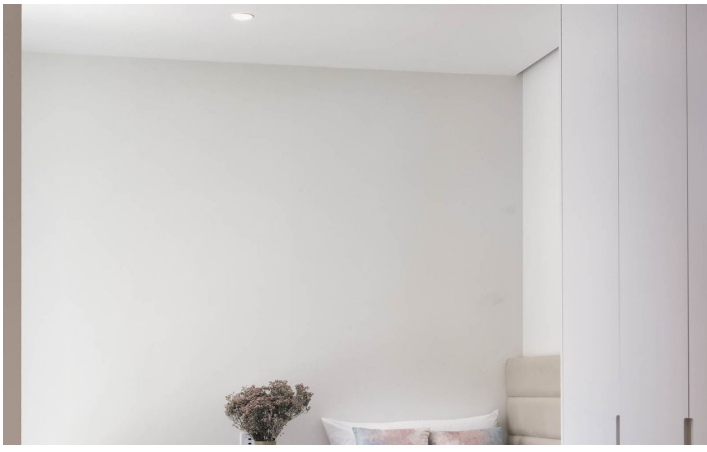
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# GALLERY









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