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ELVIRIA

sypialnie	■azienki	zbudowany m²	taras m²	fabu■a m²
7	7	341	260	2 672

VILLA W ELVIRIA

SPECTACULAR LUXURY VILLA WITH LARGE PLOT AND PANORAMIC SEA VIEWS FOR SALE IN ELVIRIA, MARBELLA EAST A private Mediterranean retreat surrounded by lush greenery, spacious outdoor areas and amazing sea views in one of Marbella's most prestigious residential neighbourhoods. This charming south-west-facing villa renovated in 2021, is set on a generous plot of more than 2600 SQM in the highly sought-after area of Elviria, Marbella East. Offering exceptional privacy and tranquillity, the property is enveloped by mature landscaping and features a beautifully designed garden, a relaxing pool area and multiple outdoor spaces perfect for an authentic Mediterranean lifestyle. Furthermore, the property offers a separate guest house, adding significant value and versatility. It includes: • Large en-suite bedroom • A comfortable living room • Fully equipped kitchen Perfect for visitors, extended family or as an independent rental opportunity thanks to the existing tourist licence. KEY FEATURES OF THE VILLA IN ELVIRIA • Main villa with 6 spacious bedrooms with 6 bathrooms • Independent guest house with living room, kitchen and en-suite bedroom • Sea views from the main terrace and barbecue area • Amazing separate fully equipped gourmet kitchen with Neff appliances • Bright living room and formal dining area with terrace access • Covered terrace with barbecue area • Main villa: Central heating • Hot/cold air conditioning in the guest house • Wooden Double glazing • Wine cellar • Solar panels • Alarm system • Ample parking space for multiple cars • Touristic licence in place MAIN VILLA: SPACE, COMFORT & ELEGANCE The main house features six generously sized bedrooms, each with its own private en-suite bathroom. A fully fitted gourmet kitchen makes culinary enjoyment a pleasure, while the bright living room and formal dining area connect effortlessly with the outdoor terrace overlooking the garden, the pool and the sea. The terrace includes a dedicated BBQ area and outdoor dining space, ideal for entertaining guests and enjoying Marbella's climate throughout the year. OUTDOOR LIVING: A PRIVATE LUXURIOUS MEDITERRANEAN OASIS The villa's gardens offer an exceptional environment for outdoor living, featuring a large swimming pool, shaded lounge areas, mature trees and landscaped gardens. From the main terrace, beautiful sea views enhance the relaxing atmosphere. PRIME LOCATION: ELVIRIA, MARBELLA EAST Elviria is renowned for its pristine beaches, established residential areas and international amenities. Nearby you will find: • Santa María Golf and Greenlife Golf • Elviria's best beaches • Restaurants, supermarkets, pharmacies and essential services • International schools such as ECN and Colegio Alborán With excellent connections to Marbella centre, Puerto Banús and Málaga Airport, this is a perfect location for both families and full-time residents. A RARE OPPORTUNITY IN ELVIRIA With its generous plot, independent guest house, mature gardens and touristic licence, this villa is ideal for those seeking: • complete privacy close to all amenities • a spacious family residence • huge investment potential & rental income • a refined Mediterranean lifestyle A Mediterranean-style villa with timeless charm and exceptional potential in one of Marbella's most desirable areas.

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