



## Detached Villa for sale in Elviria, Marbella

1.449.000 €

Reference: R5106082 Bedrooms: 4 Bathrooms: 3 Plot Size: 1.322m<sup>2</sup> Build Size: 324m<sup>2</sup> Terrace: 42m<sup>2</sup>







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## Costa del Sol, Elviria

**SPACIOUS 4-5 BEDROOM VILLA IN ELVIRIA-MARBELLA** This well-maintained villa, built by its original owners, offers an exceptional opportunity to live in the sought-after area of Elviria, Marbella—just minutes from some of the Costa del Sol's most beautiful beaches. Perfectly situated on the edge of Elviria next to a peaceful river, the property enjoys direct access to scenic hiking trails in the hills behind, while still being just a 15-minute walk from local amenities, restaurants, and the beach. A convenient riverside footpath makes the journey even shorter. Enjoy the best of both worlds—tranquility and privacy, with all the vibrancy of Elviria at your doorstep. Designed as a comfortable family home, the villa features 4 spacious bedrooms on the first floor and a large office on the ground floor, which could easily serve as a 5th bedroom. There's also the potential to create additional living space in the bright and airy basement. A welcoming entrance through a lush front garden with palm and fruit trees leads to an east-facing porch. Inside, the hallway opens to a large study (or optional fifth bedroom), followed by a generous living area combining lounge, TV, and dining spaces. This open-plan room flows directly onto a west-facing terrace with panoramic views of the mountains and coast. The spacious kitchen also opens onto the terrace, perfect for al fresco dining. A guest bathroom completes the main level. Upstairs, you'll find 4 large and bright bedrooms. The master suite includes an en-suite bathroom, walk-in wardrobe, and a private terrace. The remaining 3 bedrooms share a full bathroom, with one of them also enjoying terrace access. The basement level features a large, light-filled garage with its own access—ideal for converting into a self-contained apartment, guest quarters, or additional family space. The property also includes a wide, easy-access driveway, a beautiful swimming pool with outdoor shower and toilet, and a terraced garden filled with mature fruit trees. A lower garden level offers more fruit trees and direct access to the river and hiking paths—ideal for nature lovers and families alike. This is a rare opportunity to own a peaceful yet conveniently located villa in one of Marbella's most desirable neighborhood.



## Features:

### Caratteristiche

Terrazza coperta  
Vicino ai mezzi di trasporto  
Terrazza privata  
Ripostiglio  
Bagno privato  
Doppio vetro  
Armadi a muro  
Wifi  
Ripostiglio  
Fibra ottica

### Viste

Montagna  
Panoramica  
Campagna  
Giardino  
Città  
Strada

### Piscina

Privata

### Giardino

Privato

### Utility

Elettricità  
Acqua potabile  
Telefono  
Gas

### Valutazione delle emissioni di CO2

E

### Orientamento

Est  
Sud  
Ovest

### Collocamento

Vicino al golf  
Zona urbana  
Vicino al mare  
Vicino ai negozi  
Vicino alle scuole  
Villaggio

### Mobilia

Opzionale

### Sicurezza

Complesso residenziale privato  
Sistema di allarme

### Categoria

Investimento  
Affare  
Lusso  
Rivendita

### Climate Control

Camino  
Riscaldamento centrale

### Condizione

Eccellente

### Cucina

Completamente arredata

### Parcheggio

Garage

Strada

Più di uno

### Valutazione energetica

E