



## Detached Villa for sale in Elviria, Marbella

1.499.000 €

Reference: R5200192 Bedrooms: 5 Bathrooms: 3 Plot Size: 568m<sup>2</sup> Build Size: 207m<sup>2</sup> Terrace: 100m<sup>2</sup>





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## Costa del Sol, Elviria

Discover this beautiful detached Villa that offers an abundance of privacy, nestled in the heart of Elviria. Situated in a well maintained gated residential community of 19 Villas, it's surrounded by nature and is only a 5 minute drive away from sandy beaches and amenities. Refurbishments in 2019 included converting the ground floor and garage area into an ample game & family room which can be used as a 5th bedroom. This entire floor can also be transformed into a separate 1 bedroom apartment with open plan living room and kitchen. It has a lot of natural light thanks to a large window and 2 double glass doors that lead outside. You access the property up a private driveway with 2 parking spaces. Going up few stairs you then enter the Villa and find yourself in the bright open concept design, where the living room, dining room and kitchen blend together effortlessly, keeping everything within easy reach. From the living room with a fireplace, you access a sunny terrace with pergola from where you can enjoy nice views to the sea and surroundings. From the dining room and fully fitted modern kitchen you access the private pool area with a large terrace and fenced garden. This entire main level has a seamless, practical and functional flow, adding 2 bedrooms and a bathroom with walk in shower and underfloor heating. The living & dining room as well as the 4 bedrooms and game room offer high-quality infrared heaters by Redwell, known for energy efficiency, they are maintenance-free and feature safety thermostats to prevent overheating. On the upper floor you find the main bedroom with a large bathroom with underfloor heating and a terrace with pergola from where you have lovely sea views. Once you go down to the lower level you find another large bedroom with access to the garden, a good sized bathroom with a walk in shower, the laundry room and the ample game room where you have a large double sliding door with electric shutters and a lot of wardrobe storage space. As mentioned before, this can be used as a 5th bedroom or can be made into a cozy apartment. The Villa is on a 568m<sup>2</sup> plot which is part of the Acacias Park community but for private use only and the gardens are maintained by your own gardener. Other features of this property include: gated community with modern app-controlled access. Sea views. Private pool with outdoor shower, fenced in garden, terraces and BBQ. Infrared heaters. Rain gutters. Solar panels for water heating. New air conditioning units with filters. Preinstalled alarm system. Electric underfloor heating in the 2 main bathrooms. Fireplace in the living room. Partially furnished. In addition, the complex offers a large communal pool with club house and BBQ area and a Tennis court. Mediterranean charm and prime location provide both tranquility and convenience making this a hidden Gem in one of Marbella's most desirable and prestigious areas. Within a 5 minute drive you will find bars, restaurants, cafes, shops and facilities for comfortable living. There are golf courses, famous tennis and beach clubs and schools within a short distance: The Málaga International Airport is a 30 minute drive away. The center of Marbella is less than a 10 minute drive away. A little gem in the heart of Elvira that must be seen!





## Features:

### Caratteristiche

Vicino ai mezzi di trasporto

Terrazza privata

Doppio vetro

Armadi a muro

Sala giochi

Campo da tennis

Barbecue

Seminterrato

### Viste

Mare

Montagna

Giardino

Piscina

### Piscina

Condominiale

Privata

### Giardino

Privato

### Utility

Pannelli fotovoltaici

Valutazione delle emissioni di CO2

E

### Orientamento

Sud -est

### Collocamento

Area commerciale

Vicino al golf

Vicino al mare

Vicino ai negozi

Vicino alle scuole

### Mobilia

Parzialmente arredato

### Sicurezza

Complesso residenziale privato

Sistema di allarme

Citofono

### Categoria

Rivendita

### Climate Control

Aria condizionata

Freddo a/c

Camino

Riscaldamento centrale

Riscaldamento a pavimento nei bagni

### Condizione

Buona

Recentemente ristrutturato

### Cucina

Completamente arredata

### Parcheggio

Privato

Più di uno

### Valutazione energetica

E