



## Detached Villa for sale in Elviria, Marbella

**4.200.000 €**

Reference: R5298304 Bedrooms: 5 Bathrooms: 6 Plot Size: 1.326m<sup>2</sup> Build Size: 511m<sup>2</sup>







---

## Costa del Sol, Elviria

This detached villa is located in Elviria, a well-established residential area in East Marbella, set within a green and quiet environment and within walking distance of the beach. Shops, restaurants, golf courses and international schools are nearby, making the location suitable for both permanent living and use as a second residence. The property is distributed over several levels and offers a practical and comfortable layout with a good level of privacy. The villa comprises five bedrooms and six bathrooms, along with an additional room that can be used as an office or extra bedroom. The layout allows for a clear separation between living areas and sleeping areas. The main living space is open and filled with natural light, connecting directly to a modern, fully equipped kitchen. Large windows provide direct access to the terraces and garden, creating a seamless connection between indoor and outdoor spaces. Practical storage areas are also available, allowing for flexible use of the property. Outside, the villa features a private swimming pool, several terraces and a landscaped garden offering privacy. An outdoor kitchen with dining area is included, allowing the outdoor spaces to be used comfortably throughout the year. The property is equipped with underfloor heating, air conditioning per room, a security system and energy-efficient installations. It is a highly energy-efficient home with an energy certificate B, providing comfortable and sustainable living. The villa is held within a profitable corporate structure, making an acquisition via a share deal (share purchase) an interesting option.



## Features:

### Caratteristiche

Terrazza coperta  
Vicino ai mezzi di trasporto  
Terrazza privata  
Ripostiglio  
Bagno privato  
Doppio vetro  
Armadi a muro  
Appartamento ospiti  
Ripostiglio  
Barbecue

### Collocamento

Vicino al golf  
Vicino al mare  
Vicino ai negozi  
Vicino alle scuole

### Mobilia

Completamente arredato

### Sicurezza

Sistema di allarme

### Orientamento

Sud  
Sud -ovest

### Condizione

Eccellente

### Cucina

Completamente arredata

### Parcheggio

Sotterraneo  
Garage  
Privato  
Coperto  
Più di uno

### Valutazione delle emissioni di CO2

B

### Climate Control

Aria condizionata  
Freddo a/c  
Caldo a/c  
Camino  
Riscaldamento a pavimento nei bagni

### Piscina

Riscaldata  
Privata

### Giardino

Privato

### Categoria

Investimento  
Lusso

### Valutazione energetica

B