



## SAMOSTATN? STOJÍCÍ VILA 5 LOŽNICE

📍 Elviria

**REF# R4569874 – 3.450.000€**

IBI

3399 €/YEAR

Garbage

278 €/YEAR



5  
Ložnice



4.5  
Koupelny



455 m<sup>2</sup>  
Built



4308 m<sup>2</sup>  
Plot



47 m<sup>2</sup>  
Terrace

Great opportunity!

A unique family house of 455m2 with a swimming-pool in prestigious area of Elviria with an exceptional plot size of 4300m2 and a possibility of a second villa construction. The property is south facing and surrounded

by a mature garden with breathtaking sea views. Excellent location, only 5 minutes drive to the beach, Elviria restaurants and all amenities, 15 minutes drive to old Marbella and Puerto Banus.

It comprises:

An entrance with a spacious wardrobe room, a large living-room of 78m<sup>2</sup> facing south with a fireplace decorated by natural stone and with open plan designed totally equipped kitchen (Schmidt), a storage, four bedrooms with en-suite bathrooms (Italian travertine), fifth bedroom with possibility to install an additional bathroom, an office or a sixth bedroom, laundry and technical rooms.

A wine cellar of 20m<sup>2</sup>.

The furnishings and equipment are of a very high quality and meet modern requirements and ecologically-friendly materials: travertine, Imperial marble; all windows, doors and wooden panels Roman Clavero, cold-hot conditioning in all rooms (Daikin), underfloor heating, Paradox security system (Canada).

One in-built garage for a big car, a covered space for 4-5 cars and additional parking space in front of the house, BBQ lounge of 70m<sup>2</sup> with open air entirely equipped kitchen, a swimming-pool 5,3 x 9,7m with open air shower, decorated by travertine stone.

Two separate entrances permitting to split the house in two independent parts with a second car access.











