



## SAMOSTATN? STOJÍCÍ VILA 5 LOŽNICE

📍 Elviria

**REF# R4749487 – 3.350.000€**

IBI

2788 €/YEAR

Garbage

278 €/YEAR



5

Ložnice



8

Koupelny



420 m<sup>2</sup>

Built



1260 m<sup>2</sup>

Plot

This newly refurbished villa in Elviria, Marbella East, boasts pretty sea views from all levels. Ideally situated between Marbella and La Cala de Mijas, the property is a short drive from La Cañada, Santa Clara Golf, and Nikki Beach. It offers excellent road connections via the A-7 coast road and is just 30 minutes from

Málaga-Costa del Sol Airport. The area is rich in amenities, including international schools, supermarkets, hospitals, and a variety of sports facilities such as golf courses and beaches, ensuring convenience and a vibrant lifestyle.

The villa spans three levels, each offering gorgeous sea views. The entrance level features a comfortable living area with a bio-ethanol fireplace, a light-filled dining area, an open-plan kitchen with high-end Gaggenau appliances, a Dekton countertop, and a wine fridge. The kitchen includes a central island with seating for three. The living and dining areas open onto a well-sized, partly-covered terrace and a garden with a 30-year-old olive tree. This level also has a separate laundry room, a guest toilet, a private office or gym, and a spacious primary bedroom with an en-suite bathroom and walk-in wardrobe.

Additionally, another en-suite bedroom has access to a private terrace at the back. The first floor comprises another large bedroom with an en-suite bathroom, a walk-in wardrobe, and a private sunny terrace with panoramic views. The lower level includes two more well-sized en-suite bedrooms and a chill-out area with a wine cabinet and patio views. This level also features a double garage with chargers for two electric cars. The home is equipped with underfloor heating and room-by-room air conditioning, and it is fully furnished to a high standard.

Elviria, Marbella East, is renowned for its excellent international schools, diverse selection of international restaurants, beach clubs, beautiful sandy beaches, and top-notch golf courses. The area is well-connected, with easy access to the A-7 coast road, making commuting to nearby towns and the airport convenient. Local amenities include shops, supermarkets, and hospitals, ensuring all your needs are met. Outdoor enthusiasts will appreciate the proximity to various sports facilities, including golf courses and beaches, offering plenty of opportunities for leisure and recreation. With its prime location and luxurious features, this villa is an exceptional choice for those seeking a high-quality lifestyle on the Costa del Sol.

FURNITURE PACKAGE FULL HOUSE : € 150K



