



## RESIDENTIAL PLOT LOŽNICE

📍 Elviria

REF# R4973074 – 498.000€



Ložnice



Koupelny



m<sup>2</sup>  
Built



1039 m<sup>2</sup>  
Plot

Prime Plot with Stunning Sea & Mountain Views in Elviria

This 1,039 m<sup>2</sup> plot offers a southwest orientation and uninterrupted views of the sea and mountains, making it an exceptional opportunity for those looking to build a bespoke villa in one of Marbella's most desirable areas.

With a permitted buildable area of 200 m<sup>2</sup> for the main house (excluding the basement, terraces, and rooftop), you have ample space to create the perfect living environment.

Why This Plot?

– Spectacular Views – Enjoy breathtaking panoramas of both the Mediterranean and surrounding

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**D** | Avda. Ricardo Soriano, 72, Edif. Golden B, 1<sup>a</sup> Planta, (29601) Marbella, Málaga, España.

mountains.

- Ideal Sun Exposure – Southwest orientation ensures optimal sunlight throughout the day.
- Perfect Location – Conveniently located near key amenities:

distance to:

- Santa María Golf Course – 2 km
- Nikki Beach Marbella – 3 km
- German School – 4 km
- Puerto Banús – 21 km

Exclusive Lifestyle – Close to top beach clubs, fine dining, boutique shops, and international schools.

Situated in the prestigious Elviria area, known for its beautiful sandy beaches, lush green surroundings, and excellent infrastructure, this plot is a rare find. Don't miss this fantastic investment and lifestyle opportunity—contact us for more details!

Maximum occupancy: 25%

Buildability: 20%

Height: GF + 1 ( 7 metres)

Distance to boundaries: 3 metres