



## Frakoblet villa til salg i Elviria, Marbella øst

1.449.000 €

Reference: R5106082   Soveværelser: 4   Badeværelser: 3   Grundstørrelse: 1.322m<sup>2</sup>   Byg Størrelse: 324m<sup>2</sup>   Terrasse: 42m<sup>2</sup>







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## Costa del Sol, Elviria

**SPACIOUS 4-5 BEDROOM VILLA IN ELVIRIA-MARBELLA** This well-maintained villa, built by its original owners, offers an exceptional opportunity to live in the sought-after area of Elviria, Marbella—just minutes from some of the Costa del Sol's most beautiful beaches. Perfectly situated on the edge of Elviria next to a peaceful river, the property enjoys direct access to scenic hiking trails in the hills behind, while still being just a 15-minute walk from local amenities, restaurants, and the beach. A convenient riverside footpath makes the journey even shorter. Enjoy the best of both worlds—tranquility and privacy, with all the vibrancy of Elviria at your doorstep. Designed as a comfortable family home, the villa features 4 spacious bedrooms on the first floor and a large office on the ground floor, which could easily serve as a 5th bedroom. There's also the potential to create additional living space in the bright and airy basement. A welcoming entrance through a lush front garden with palm and fruit trees leads to an east-facing porch. Inside, the hallway opens to a large study (or optional fifth bedroom), followed by a generous living area combining lounge, TV, and dining spaces. This open-plan room flows directly onto a west-facing terrace with panoramic views of the mountains and coast. The spacious kitchen also opens onto the terrace, perfect for al fresco dining. A guest bathroom completes the main level. Upstairs, you'll find 4 large and bright bedrooms. The master suite includes an en-suite bathroom, walk-in wardrobe, and a private terrace. The remaining 3 bedrooms share a full bathroom, with one of them also enjoying terrace access. The basement level features a large, light-filled garage with its own access—ideal for converting into a self-contained apartment, guest quarters, or additional family space. The property also includes a wide, easy-access driveway, a beautiful swimming pool with outdoor shower and toilet, and a terraced garden filled with mature fruit trees. A lower garden level offers more fruit trees and direct access to the river and hiking paths—ideal for nature lovers and families alike. This is a rare opportunity to own a peaceful yet conveniently located villa in one of Marbella's most desirable neighborhood.



## Funktioner:

### Funktioner

Dækket terrasse  
I nærheden af transport  
Privat terrasse  
Opbevaringsrum  
Ensuite badeværelse  
Dobbeltvindue  
Monterede garderober  
Wifi  
Værktøjsrum  
Fiberoptik

### Synspunkter

Bjerg  
Panoramisk  
Land  
Have  
Urban  
Gade

### Pool

Privat

### Have

Privat

### Hjælpeprogrammer

Elektricitet  
Drikkeligt vand  
Telefon  
Gas

### CO2 -emissionsklassificering

E

### Orientering

Øst  
Syd  
Vest

### Indstilling

Tæt på golf  
Urbanisering  
Tæt på havet  
Tæt på butikker  
Tæt på skoler  
Landsby

### Møbel

Valgfri

### Sikkerhed

Gated kompleks  
Alarmsystem

### Kategori

Investering  
Godt køb  
Luksus  
Videresalg

### Klimakontrol

Ildsted  
Centralvarme

### Tilstand

Fremragende

### Køkken

Fuldt monteret

### Parkering

Garage  
Gade  
Mere end en  
Energi rating  
E