



## Frakoblet villa til salg i Elviria, Marbella øst

1.395.000 €

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







## 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. Direct access from the garden to the mountains behind. 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 garderobereskabe  
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