



# Отличная вилла для продажи в Эльвирия, Восточная Марбелья

3 790 000 €

Ссылка: R3985633 спальни: 7 ванная комната: 8 Размер участка: 1 335m<sup>2</sup> Размер сборки: 579m<sup>2</sup>  
terraza: 200m<sup>2</sup>





## Коста дель Соль, Эльвирия

A unique property located on the first line golf of the Santa Maria Golf Course with breathtaking sea views. This large villa (468m<sup>2</sup> living space and 200m<sup>2</sup> balconies and terraces) on a large plot of 1335m<sup>2</sup> is fully renovated to the highest standards. It offers 7 bedrooms, an office and 8,5 bathrooms. Since the hillside location, the villa is divided into 5 floors which are accessible via the indoor elevator.

On the top floor (level +1 from street level) an office (or bedroom) is located with amazing sea views. On the driveway, with a carport with solar panels, there is space for 2 cars. On the street level, the garage for 2 cars is located with an electric car charger, as well as one of the main entrances to the house. Here the sports storeroom and the laundry room are located. Furthermore there are 2 bedrooms and a bathroom located on this level. This can easily be converted into an au-pair or valet apartment with a balcony. The bedroom level is located on level -1. Here you find 3 bedrooms, all with en-suite bathrooms as well as the master bedroom with amazing sea view, a large walk-in closet and an amazing master bathroom, with a freestanding bath with a glass ceiling and sea view, double showers, a separate toilet and bidet. The living floor is located on level -2. Here another main entrance to the house is located, as well as a bedroom with en-suite bathroom, the cloakroom and another storeroom. The living room is an open plan with the kitchen, where the 6-meter glass sliding door gives you direct access to the terrace with gazebo and outdoor kitchen and the large infinity pool. Finally the bonus of the villa you find on level -3 with the home cinema with bar, the gym and the spa with steam bath, sauna and an extra bathroom. Outside on this level you find a grass field with the sun loungers.

The villa is fully renovated. New piping, plumbing and wiring. All appliances are new and energy efficient. The windows have been replaced by aluminum isolated windows with electric shutters. The villa is equipped with solar panels. All bathrooms and the living room and kitchen are equipped with floor heating. The bathrooms are modern and equipped with Grohe taps. Both inside as outside the same greige large tiling is applied and the bedrooms have wooden floors.

The kitchen is fully equipped with an island, a hotplate with build-in extractor, 2 wine fridges, an interactive (Samsung) American Fridge, a steamoven, oven and micro-wave, plate warmer, two dishwashers, all of Siemens IQ700 line. The Quooker watertap has instant boiling water.

Furthermore the house is equipped with Siemens light switches and Fibaro demotica home automation. The villa will be equipped with a mesh internet network as well as Sonon speakers and an alarm system with cameras for maximum security. The entrance doors are equipped by the Salto door locks and open with a tag. The Mitsubishi airconditioning is divided per floor and equipped with Airzone.

The lush garden will be full of bamboo, palm trees, a waterfall and a marble fountain. The garden is equipped with an irrigation system. The garden (and the outside) of the house will be beautifully lighted.

The bright-colored Ibiza-style interior will be the icing on the cake of this modern villa with the Andalusian feeling. You just have to grab your bags and you are ready to move in the 1st of April 2022.

Details list Vileria

Total construction 579m<sup>2</sup>

Total living space 468m<sup>2</sup>

Total balcony terrace 200m<sup>2</sup>

Total plot size 1335m<sup>2</sup>

Total floors 5



Lift 4 floors

Total bedrooms 7

Office 1

Total bathrooms 6

Cloakroom 1

Home cinema, spa, gym, shower and toilet

Airconditioning

2x Mitsubishi Electric Duct 7.1Kw

2x Mitsubishi Electric Duct 12.1Kw

1x Multiroom Airzone Wifi

Partly linear ceiling slot diffuser lines (iso grill)

Heating

Bath room Electric floor heating & towel rack heating

Living room/kitchen Electric floor heating

Plumbing

Entire new plumbing throughout the villa

Solar hot water boiler 2x 300 liter

Water filter

Return circulation pump

Electrics

Entire new cabling throughout the villa

Siemens Delta Carbon light switches and power plugs

Samsung Tablet controllers each floor + master

Fibaro home automation (Demotica)

Prosecur alarmsystem

Reolink 11 cameras system

Multi room audio streamers in each room + in ceiling speakers

Wifi Network Ubiquiti network 8 accesspoints

4 devided networks (Internet/ Camera/ Audio/ Demotica)

Electric car charger

Solar panels

Automated irrigation system

&quot;Nice&quot; garage gate/door motors

Doorbird intercom

Home cinema system basement

200+ in celing spots (white)

50+ outdoor house lights (black)

60+ garden spots (black)

Ceiling hanging lights

Windows/doors

Protec Aluminium windows majority with electric shutters

Buster & Punch copper door handles/ hidden door hinges



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Salto door locks main entrance doors

Kitchen

Glass titanio furniture

Granit worktop

Samsung SidebySide fridge with touchscreen

Siemens steam oven

Siemens oven

Siemens microwave

Siemens plate warmers (2x)

Siemens bob with extractor in hob

Siemens dishwasher

Winecooler (2x)

Quooker instant boiling water tap

Food waste dispenser

Bathrooms

Warm sunset/ hard graphite Grohe showers

Dos Avila/ Salgar wash basings

Grohe sanitary

Avila Dos/ Salgar sinks

Walk-in showers

Double shower master bathroom

Jacuzzi bathtub 190x90cm

Electric floor heating + towel rack heating

APE tiling

Bedrooms

Wooden herring bone floors

Power blinds windows

Build-in wardropes

Audio streamers and in-ceiling speakers

Tiling

Hallways/ stairs/ bathrooms/ living/ outdoor and pool

Same APE tilefloor (Blanco) 120x120cm

APE tiling bathrooms

Pool Infinity pool size approx 9x4x1,6m

New pipework infinity pool

New infinity deposit

New tiling

New RGB lights (3x)

Pool heating

Saltwater Generator Chlorinator



## Outdoor shower

### Garden

New lush type garden with Palmtrees/ Bambu

Artificial grass sun deck

Spotlights throughout garden

Outdoor kitchen with green egg and BBQ

Pergola outdoor dining area

Carport with solar panels

### Laundry room

Kitchenette with Bosch washing machine and dryer

### Home Cinema

HD Beamer + double surround sound system

### Spa

Glas sauna (finish + steam) 2x2m

Turkish bath + chromotherapy (lights) 2x2m

Walk-in shower + toilet

### Gym

Fully equipped gym



## Характеристики:

### Функции

Покрытая терраса  
Поднимать  
Частная терраса  
Хранилище  
Двойное остекление  
Утилита  
Джакузи  
Барбекю  
Подвал

### Виды

Море  
Панорамный  
Гольф

### Бассейн

Частный

### Энергетический рейтинг

E

### Ориентация

Юго -Восток

### Параметр

Рядом с гольфом  
Рядом с морем  
Рядом с школами

### Сад

Частный

### CO2 Рейтинг выбросов

E

### Климат -контроль

Кондиционер

### Состояние

Недавно отремонтирован

### Стоянка

Частный