

## Vrijstaande Villa te koop in Elviria, Marbella

2.200.000 €

Referentie: R4837864 Slaapkamers: 5 Badkamers: 5 Plotgrootte: 1.428m<sup>2</sup> Perceelgrootte: 400m<sup>2</sup> Terras: 275m<sup>2</sup>





## Costa del Sol, Elviria

EXCLUSIVE VILLA COMPLETION NOVEMBER 2024

ELVIRIA MARBELLA  
PANORAMIC MOUNTAIN VIEWS  
FOR VISITS CONTACT KABUKI

EXCLUSIVE PROPERTY!!

Under construction a luxurious villa facing south-west in the prestigious urbanization of Elviria and consisting of 4 bedrooms, 3 of which have dressing rooms and en-suite bathrooms. There are a total of 4 bathrooms and a guest toilet, as well as a 35 m2 gym, an elevator, terraces, an infinity-style pool, etc.

### GROUND FLOOR

When entering the villa into a large hall, there is an elevator connected to all the floors. The ground floor has a 100 m2 living room with high windows with a modern open kitchen. It is divided into several areas such as a tv room, a reading area, living and dining room. The living room is adjacent to a large partially covered terrace with an infinity pool and gardens with stunning views.

### FIRST FLOOR

The first floor consists of a 30 m2 hall with access to 3 bedrooms. Each bedroom has its own dressing room and en-suite bathroom. The 39 m2 master bedroom has direct access to a large terrace of 53.77 m2.

### BASEMENT

The basement consists of an 18.24 m2 lobby with a glass interior patio with natural light illuminating all the rooms. It has a large bedroom of 16.51 m2, a full bathroom, a laundryroom and a gym/cinema room of 35.25 m2.

### SOLARIUM

The villa has a 26.52 m2 solarium with panoramic views of the Marbella coast and the Ojén mountains.

The property is located in a privileged area as it is surrounded by a protected green area declared by UNESCO as a nature reserve. The property has a modern style with the highest quality in every detail. The villa has many high windows, each floor is connected by stairs and an elevator offering even more luxury and comfort.

The villa consists of 400 m2 and is built on a plot of 1428 m2 with a garden and lots of trees. The property is less than 5 minutes from the Elviria shopping center, which has shops, restaurants, supermarkets, pharmacies, banks, etc., and also the beaches of the Don Carlos hotel. This gem is definitely worth seeing

## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Privéterras  
Satelliet -tv  
Opslagruimte  
Ensuite badkamer  
Dubbele beglazing  
Gemonteerde kasten  
Solarium  
Wifi  
Sportschool  
Speelruimte  
Bijkeuken  
Barbecu  
Nabij de kerk  
Kelder  
Glasvezel  
Toegang voor mensen met  
verminderde mobiliteit

### Uitzicht

Berg  
Panoramisch  
Land  
Tuin

### Zwembad

Privé

### Parkeergelegenheid

Garage  
Privé  
Meer dan één

### Zonorientatie

Zuiden  
West

### Ligging

Commercieel gebied  
Dicht bij golf  
Verstedelijking  
Dicht bij zee  
Dicht bij winkels  
Dicht bij scholen  
Dicht bij bos

### Tuin

Privé  
Aangelegd  
Gemakkelijk onderhoud

### Voorzieningen

Elektriciteit  
Drinkbaar water  
Telefoon  
Fotovoltaïsche zonnepanelen  
Zonne -waterverwarming

### Klimaatbeheersing

Airconditioning  
Vooraf geïnstalleerd a/c  
Koud A/C  
Hete a/c  
Centrale verwarming  
U/F verwarming  
U/f/h Badkamers

### Huidige Staat

Nieuwbouw

### Beveiliging

Gated Complex  
24 -uurs beveiliging  
Alarmsysteem  
Invoertelefoon

### Categorie

Vakantiehuisen  
Investering  
Luxe  
Off -plan  
Wederverkoop  
Modern