

## Detached Villa for sale in Elviria, Marbella

**2,200,000 €**

Reference: R4837864 Bedrooms: 5 Bathrooms: 5 Plot Size: 1,428m<sup>2</sup> Build Size: 400m<sup>2</sup> Terrace: 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

## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Games Room  
Utility Room  
Barbeque  
Near Church  
Basement  
Fiber Optic  
Access for people with reduced mobility

### Views

Mountain  
Panoramic  
Country  
Garden

### Pool

Private

### Parking

Garage  
Private  
More Than One

### Orientation

South  
West

### Setting

Commercial Area  
Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Close To Forest

### Garden

Private  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone  
Photovoltaic solar panels  
Solar water heating

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C  
Central Heating  
U/F Heating  
U/F/H Bathrooms

### Condition

New Construction

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Entry Phone

### Category

Holiday Homes  
Investment  
Luxury  
Off Plan  
Resale  
Contemporary