

**Sales - House - Elviria**  
**925.000€**



**Ref.-ID: R4836952**

**Elviria**

**House**

**Community: 696 EUR / year**

**IBI: 1,147 EUR / year**

**Rubbish: 278 EUR / year**



**3**



**3**



**256 m2**



**618 m2**

Charming 3-Bedroom Detached Villa in Lower Elviria with partial Sea Views This beautiful detached villa, built in 1987, is located in the highly desirable area of Lower Elviria, within a short walking distance to shops and just 15 minutes from the Beach, with its array of beachfront restaurants. It's also a mere 10-minute drive to Marbella and 20 minutes to Fuengirola, offering excellent accessibility to both city and coastal attractions. The villa is part of an exclusive community of only 12 homes, providing both privacy and a serene neighborhood atmosphere. On the lower level, the property features a spacious lounge and dining area, a well-appointed kitchen with ample storage, 2 bright bedrooms, and one bathroom with walk in shower. The upper floor is dedicated to the master bedroom, which boasts a large en-suite bathroom and a generous private terrace. From this terrace, you can enjoy breathtaking inland views of the hills and a magnificent, sweeping view of the sea, including, on clear days, Gibraltar. From the garden, there are also views to the sea, adding to the charm of the outdoor space. The property is further complemented by a large garage, the only one in this community, offering secure parking and additional storage. Elviria is one of Marbella's most sought-after residential areas, known for its natural beauty, lush green surroundings, and high-quality amenities. It's a peaceful yet vibrant community that boasts excellent international schools, golf courses, shopping centers, and a wide selection of bars and restaurants. The famous Nikki Beach is also located nearby, offering world-class beach club experiences. This rare find in Elviria presents a unique opportunity, with lots of potential for customization and renovation to make it your dream home.

**Setting**

- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Urbanisation

**Orientation**

- ✓ South East

**Condition**

- ✓ Good

**Pool**

- ✓ Private

**Climate Control**

- ✓ Air Conditioning
- ✓ Fireplace

**Views**

- ✓ Sea
- ✓ Garden
- ✓ Pool

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Basement

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Private

**Security**

- ✓ Gated Complex

**Parking**

- ✓ Garage

**Category**

- ✓ Bargain
- ✓ Cheap
- ✓ Investment
- ✓ Resale