



Sales - House - Elviria  
**2.195.000€**

[www.arbatstates.com](http://www.arbatstates.com)  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
[info@arbatstates.com](mailto:info@arbatstates.com)



Ref.-ID: R4866760

Elviria

House

Community: 492 EUR / year

IBI: 2,299 EUR / year

Rubbish: 278 EUR / year



4



4



342 m2



995 m2

Truly stunning Andalusian style villa located in the prestigious area of Elviria, and just 170 metres walk from one of Marbella's best beaches. This fabulous property offers a perfect blend of luxury and comfort, ideal for those seeking a sophisticated lifestyle in Marbella. With large open living spaces, the villa features a bright living area that seamlessly flows onto a fabulous terrace, leading directly into the beautiful private garden. The classic kitchen provides abundant storage, and the living room boasts a fireplace, adding a warm and inviting ambiance to the home. The villa comprises four spacious bedrooms and four bathrooms, three of which are located on the ground floor, each with easy access to the garden. One bedroom opens directly onto the private pool and terrace, while the other two enjoy access to private gardens. The master bedroom on the first floor is a true sanctuary, complete with a large en-suite bathroom, a private sitting area, and its own terrace, where you can take in partial and very private sea views. Outside, the villa features a beautifully maintained tropical garden surrounding the private pool, complete with a separate Jacuzzi. The covered terrace, with its relaxing chill-out area and outdoor dining space, is perfect for enjoying meals alfresco, and there is additional rooftop terrace offers potential for transformation into an entertainment area, adding to the property's appeal. Located just 170 meters from the beautiful beaches of Elviria, and close to the renowned Marriot Marbella Beach Resort and Nikki Beach Club, the villa is ideally situated. Marbella centre is only a 10-minute drive away, and walking distance to all general amenities. With its excellent layout, generous plot size, and high rental potential, this villa presents an outstanding opportunity for discerning buyers looking for luxury living or a valuable investment., Offering an exceptional lifestyle in one of Marbella's most sought-after areas, this property is truly a gem in the heart of Elviria - an absolute must view villa!

- |  |  |                                  |  |   |   |
|--|--|----------------------------------|--|---|---|
| <b>Setting</b><br>✓ Beachside  | <b>Orientation</b><br>✓ South  | <b>Condition</b><br>✓ Excellent  | <b>Pool</b><br>✓ Private   | <b>Climate Control</b><br>✓ Air Conditioning<br>✓ Pre Installed A/C<br>✓ Hot A/C<br>✓ Cold A/C<br>✓ U/F/H Bathrooms | <b>Views</b><br>✓ Sea<br>✓ Mountain<br>✓ Garden<br>✓ Pool   |
| <b>Features</b><br>✓ Covered Terrace<br>✓ Fitted Wardrobes<br>✓ Private Terrace<br>✓ Solarium<br>✓ Storage Room<br>✓ Utility Room<br>✓ Ensuite Bathroom<br>✓ Marble Flooring<br>✓ Jacuzzi<br>✓ Double Glazing<br>✓ Fiber Optic | <b>Furniture</b><br>✓ Optional   | <b>Kitchen</b><br>✓ Fully Fitted | <b>Garden</b><br>✓ Private<br>✓ Landscaped<br>✓ Easy Maintenance | <b>Security</b><br>✓ Alarm System   | <b>Parking</b><br>✓ Covered<br>✓ More Than One<br>✓ Private |
| <b>Utilities</b><br>✓ Electricity<br>✓ Drinkable Water   | <b>Category</b><br>✓ Beachfront<br>✓ Golf<br>✓ Holiday Homes<br>✓ Luxury<br>✓ Resale |                                  |  |   |   |