

**Продажа - Дом - Elviria**  
**3.450.000€**



**Ref.-ID: R4569874**

**Elviria**

**Дом**

**ИБИ: 3,399 EUR / год**

**Мусор: 278 EUR / год**



**5**



**4.5**



**455 m2**



**4308 m2**

Great opportunity! A unique family house of 455m<sup>2</sup> with a swimming-pool in prestigious area of Elviria with an exceptional plot size of 4300m<sup>2</sup> and a possibility of a second villa construction. The property is south facing and surrounded by a mature garden with breathtaking sea views. Excellent location, only 5 minutes drive to the beach, Elviria restaurants and all amenities, 15 minutes drive to old Marbella and Puerto Banus. It comprises: An entrance with a spacious wardrobe room, a large living-room of 78m<sup>2</sup> facing south with a fireplace decorated by natural stone and with open plan designed totally equipped kitchen (Schmidt), a storage, four bedrooms with en-suite bathrooms (Italian travertine), fifth bedroom with possibility to install an additional bathroom, an office or a sixth bedroom, laundry and technical rooms. A wine cellar of 20m<sup>2</sup>. The furnishings and equipment are of a very high quality and meet modern requirements and ecologically-friendly materials: travertine, Imperial marble; all windows, doors and wooden panels Roman Clavero, cold-hot conditioning in all rooms (Daikin), underfloor heating, Paradox security system (Canada). One in-built garage for a big car, a covered space for 4-5 cars and additional parking space in front of the house, BBQ lounge of 70m<sup>2</sup> with open air entirely equipped kitchen, a swimming-pool 5,3 x 9,7m with open air shower, decorated by travertine stone. Two separate entrances permitting to split the house in two independent parts with a second car access.

**Расположение**

- ✓ Рядом с лесом

**ОРИЕНТАЦИЯ**

- ✓ Юго-запад

**Состояние**

- ✓ Хорошее

**бассейн**

- ✓ Приватный

**Климат-контроль**

- ✓ Кондиционер

**ВИД**

- ✓ Море
- ✓ Панорамный
- ✓ Сад

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Кладовка
- ✓ Ванная комната
- ✓ Барбекю
- ✓ Двойные стеклопакеты

**Мебель**

- ✓ Полностью меблированный

**Кухня**

- ✓ Полностью оборудованная

**Сад**

- ✓ Приватный

**меры безопасности**

- ✓ Сейф

**Парковка**

- ✓ Гараж
- ✓ Приватная

**Категория**

- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Перепродажа