

**Ref.-ID: MIBGR4569874**

**Elviria**

**House**

**IBI: 3,399 EUR / year**

**Rubbish: 278 EUR / year**



Great opportunity! A unique family house of 455m2 with a swimming-pool in prestigious area of Elviria with an exceptional plot size of 4300m2 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 78m2 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 20m2. 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 70m2 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.

**Setting**

- ✓ Close To Forest

**Climate Control**

- ✓ Air Conditioning

**Kitchen**

- ✓ Fully Fitted

**Category**

- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale

**Orientation**

- ✓ South West

**Views**

- ✓ Sea
- ✓ Panoramic
- ✓ Garden

**Garden**

- ✓ Private

**Condition**

- ✓ Good

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ WiFi
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Barbeque
- ✓ Double Glazing

**Security**

- ✓ Safe

**Pool**

- ✓ Private

**Furniture**

- ✓ Fully Furnished

**Parking**

- ✓ Garage
- ✓ Private































































































