

# Продажа - Дом - Elviria

## 5.200.000€



**Ref.-ID: MIBGR4777315**

**Elviria**

**Дом**

**Коммунальные: 1,140 EUR / год**

**ИБИ: 911 EUR / год**

**Мусор: 279 EUR / год**



**5**



**7**



**656 m2**



**3157 m2**

This fantastic villa is situated in an exclusive villa area in the Santa Maria Golf and Country Club Close to the best beaches in Marbella with the famous La Plage Casanis and Nikki Beach only 3-4 minutes away. Marbella town and Puerto Banús - one of the most recognized luxury ports in the world is only a 15min. drive Here you will find a wide range of high fashion shopping, restaurants, beaches, beach clubs and buzzing nightlife all year round. From Malaga airport is a 25 min. drive, With over 300 sunny days a year this is the place to live that most people dream about. The huge terrace with swimming pool, a beautiful African gazebo with outdoor kitchen and barbecue is perfect for entertaining, and relaxing. The interior of the villa consists of: MAIN FLOOR: A big entrance hall. An open plan kitchen and dining room with direct access to the terrasse with dining table and outdoor kitchen Separate laundry room. A living room and a TV snug room 2 ensuite guest bedrooms and a guest toilet TOP FLOOR: The big main bedroom of 80 square meters with sitting area with a see through gas fire place and dressing area, this also has access to the huge terrasse with breathtaking sea views. In addition on this floor is 2 ensuite guest bedrooms with private terrasses GROUND FLOOR: A living (play) area with a big TV, A bar kitchen with fridges and dishwashing machine, A big garage for 2 cars and a privat golf buggy. Solar panels support the villa with electrical power. Underflor heating with water pipes in all floors

**Расположение**

- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с морем

**ОРИЕНТАЦИЯ**

- ✓ Юго-запад

**Состояние**

- ✓ Отличное
- ✓ Недавно отремонтированная

**бассейн**

- ✓ Приватный

**Климат-контроль**

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Камин
- ✓ Полы с подогревом
- ✓ Полы с подогревом в ванной

**ВИД**

- ✓ Море
- ✓ Панорамный

**Особенности**

- ✓ Крытая терраса
- ✓ Игровая комната
- ✓ Мраморные полы
- ✓ Барбекю
- ✓ Двойные стеклопакеты

**Мебель**

- ✓ Частично мебелированный

**Кухня**

- ✓ Полностью оборудованная

**Сад**

- ✓ Приватный

**меры безопасности**

- ✓ Домофон
- ✓ Сигнализация
- ✓ Охрана 24 часа

**Парковка**

- ✓ Гараж

**Коммунальные услуги**

- ✓ Электричество
- ✓ Фотоэлектрические солнечные панели
- ✓ Солнечный нагрев воды

**Категория**

- ✓ Элитная