



MARBELLA  
C R I B S  
G R O U P

## 6 Bedroom Sea View Villa in Elviria, Marbella

3.450.000€



**Ref**  
MCG1536

**Beds**  
6

**Baths**  
4

**Plot**  
4.308 m<sup>2</sup>

**Built**  
455 m<sup>2</sup>

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The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.





Ref	MCG1536
Bedrooms	6
Bathrooms	4
Status	For Sale
Type	Villas
Plot	4.308 m <sup>2</sup>
Built	455 m <sup>2</sup>
Terrace	47 m <sup>2</sup>
Price	3.450.000€
Location	Elviria







## About this property

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 4000m<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.

## Contact Us

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