



## Detached Villa for sale in Elviria, Marbella

3,500,000 €

Reference: R4887253 Bedrooms: 6 Bathrooms: 5 Plot Size: 5,200m<sup>2</sup> Build Size: 400m<sup>2</sup> Terrace: 50m<sup>2</sup>







## Costa del Sol, Elviria

This property offers a unique opportunity for investors or those looking to develop an exclusive residential project in the prestigious area of Elviria. With a plot of 5,200m<sup>2</sup>, the land is mostly flat, with easy access and a slight southwest slope that provides open sea views. It is divided into two flat platforms: one to the south, where the pond is located, and another to the west, where the auxiliary service house is situated.

The plot has the potential to be divided into three independent plots, allowing for the construction of 3 individual villas or a complex of townhouses. With a minimum plot size of 1,000 m<sup>2</sup> in the area, this property offers an excellent opportunity to maximize return on investment.

The property currently includes a single-storey house with 6 bedrooms, 5 bathrooms, and spacious porches, as well as a garden with a heated pool, its own well, a pond with lighting, and an irrigation system. It also features auxiliary buildings such as a garage (170 m<sup>2</sup>), a service house (40 m<sup>2</sup>), and a workshop (20 m<sup>2</sup>).

Located in an exclusive area near white sandy beaches, golf courses, and the Elviria Shopping Center, the plot offers the possibility of being divided into three plots for building independent villas, maximizing the investment potential. With high-end services, international schools, restaurants, 24/7 security, and easy access to Marbella and 25 minutes to Málaga Airport, this property combines a privileged location with great investment potential. Elviria is the perfect place to live or invest.



Features:

**Orientation**  
South West

**Views**  
Sea  
Garden  
Pool  
Golf

**Setting**  
Close To Golf  
Close To Shops  
Close To Schools  
Close To Forest

**Condition**  
Restoration Required  
Renovation Required

**Pool**  
Heated  
Private  
**Garden**  
Private

**Furniture**  
Fully Furnished

**Kitchen**  
Fully Fitted

**Parking**  
Garage  
More Than One  
Covered

**Category**  
Reduced  
Investment  
Resale  
Bargain  
Distressed  
Golf  
Cheap