



## Detached Villa for sale in Elviria, Marbella

4,200,000 €

Reference: R5298304 Bedrooms: 5 Bathrooms: 6 Plot Size: 1,326m<sup>2</sup> Build Size: 511m<sup>2</sup>





## Costa del Sol, Elviria

Unique opportunity: villa offered via corporate structure (share deal), combining private use with proven rental returns.

This property can be enjoyed as a full-time family home or second residence, while at the same time operating as a well-performing rental investment with attractive returns.

Located in Elviria, a well-established residential area in East Marbella, the villa is set in a green and quiet environment within walking distance of the beach and the commercial centre of Elviria. Shops, restaurants, golf courses and international schools are all nearby, making daily life easy without needing a car.

The villa is distributed over several levels and offers a practical layout with a high level of privacy. It comprises five bedrooms and six bathrooms, plus an additional room suitable as an office or extra bedroom. Living and sleeping areas are clearly separated.

The main living space is bright and open, with a fully equipped modern kitchen and direct access to terraces and garden, creating a seamless indoor-outdoor flow.

Outside, the property features a private swimming pool, landscaped garden, multiple terraces and an outdoor kitchen with dining area for year-round use.

Additional features include underfloor heating, individual air conditioning, a security system and energy-efficient installations, ensuring comfortable and efficient living.

With an energy certificate B, the villa is designed for comfortable, future-proof living.

Just a short walk away, the beach, the commercial centre of Elviria and Plage Casanis complete the picture, combining privacy, lifestyle and long-term value in one exceptional property.



## Features:

### Features

Covered Terrace  
 Near Transport  
 Private Terrace  
 Storage Room  
 Ensuite Bathroom  
 Double Glazing  
 Fitted Wardrobes  
 Utility Room  
 Barbeque  
 Guest Apartment

### Setting

Close To Golf  
 Close To Sea  
 Close To Shops  
 Close To Schools

### Furniture

Fully Furnished

### Security

Alarm System

### CO2 Emission Rating

B

### Orientation

South  
 South West

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
 Garage  
 Private  
 More Than One  
 Covered

### Energy Rating

B

### Climate Control

Air Conditioning  
 Cold A/C  
 Hot A/C  
 Fireplace  
 U/F/H Bathrooms

### Pool

Heated  
 Private

### Garden

Private

### Category

Investment  
 Luxury