



## Frakoblet villa til salg i Marbella

1.449.000 €

Reference: R5106082   Soveværelser: 4   Badeværelser: 3   Grundstørrelse: 1.322m<sup>2</sup>   Byg Størrelse: 324m<sup>2</sup>   Terrasse: 42m<sup>2</sup>







## Costa del Sol, Elviria

**SPACIOUS 4-5 BEDROOM VILLA IN ELVIRIA-MARBELLA** This well-maintained villa, built by its original owners, offers an exceptional opportunity to live in the sought-after area of Elviria, Marbella—just minutes from some of the Costa del Sol's most beautiful beaches. Perfectly situated on the edge of Elviria next to a peaceful river, the property enjoys direct access to scenic hiking trails in the hills behind, while still being just a 15-minute walk from local amenities, restaurants, and the beach. A convenient riverside footpath makes the journey even shorter. Enjoy the best of both worlds—tranquility and privacy, with all the vibrancy of Elviria at your doorstep. Direct access from the garden to the mountains behind. Designed as a comfortable family home, the villa features 4 spacious bedrooms on the first floor and a large office on the ground floor, which could easily serve as a 5th bedroom. There's also the potential to create additional living space in the bright and airy basement. A welcoming entrance through a lush front garden with palm and fruit trees leads to an east-facing porch. Inside, the hallway opens to a large study (or optional fifth bedroom), followed by a generous living area combining lounge, TV, and dining spaces. This open-plan room flows directly onto a west-facing terrace with panoramic views of the mountains and coast. The spacious kitchen also opens onto the terrace, perfect for al fresco dining. A guest bathroom completes the main level. Upstairs, you'll find 4 large and bright bedrooms. The master suite includes an en-suite bathroom, walk-in wardrobe, and a private terrace. The remaining 3 bedrooms share a full bathroom, with one of them also enjoying terrace access. The basement level features a large, light-filled garage with its own access—ideal for converting into a self-contained apartment, guest quarters, or additional family space. The property also includes a wide, easy-access driveway, a beautiful swimming pool with outdoor shower and toilet, and a terraced garden filled with mature fruit trees. A lower garden level offers more fruit trees and direct access to the river and hiking paths—ideal for nature lovers and families alike. This is a rare opportunity to own a peaceful yet conveniently located villa in one of Marbella's most desirable neighborhood.



## Funktioner:

### Funktioner

Dækket terrasse  
 I nærheden af transport  
 Privat terrasse  
 Opbevaringsrum  
 Ensuite badeværelse  
 Dobbeltvindue  
 Monterede garderobereskabe  
 Trådløst internet  
 Bryggers  
 Fiberoptiske

### Synspunkter

bjerg  
 Panoramisk  
 Land  
 Have  
 Gade  
 Urban

### Pool

Privat

### Have

Privat

### Hjælpeprogrammer

Elektricitet  
 Drikkeligt vand  
 Gas  
 Telefon

### CO2-emissionsklassificering

E

### Orientering

Vest  
 Syd  
 Øst

### Indstilling

Tæt på golf  
 Urbanisering  
 Tæt på butikker  
 Tæt på skoler  
 Tæt på havet  
 Landsby

### Møbel

Valgfri

### Sikkerhed

Gated kompleks  
 Alarmsystem

### Kategori

Investering  
 Luksus  
 Videresalg  
 Forhandle

### Klima kontrol

Ildsted  
 Centralvarme

### Tilstand

Fremragende

### Køkken

Fuldt monteret

### Parkering

Garage  
 Mere end en  
 Gade

### Energi rating

E