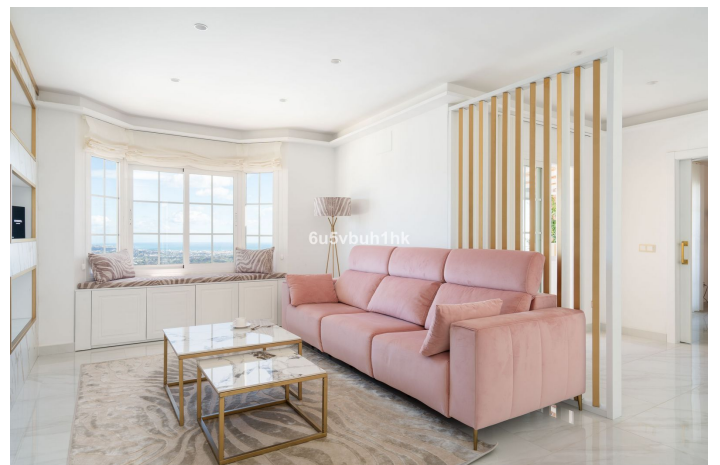
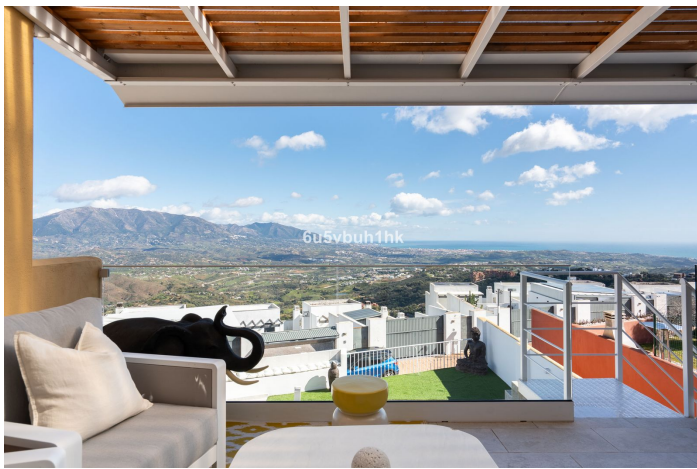




# Maison de ville à vendre à Marbella

850 000 €

Référence: R5308561 Chambres: 4 Bain: 2 Terrain: 282m<sup>2</sup> Construite: 323m<sup>2</sup>





## Costa del Sol, La Mairena

This impressive semi-detached residence in Urb. Monte Elviria (La Mairena) one of the most peaceful and exclusive residential areas on the Costa del Sol, offers everything one could wish for: contemporary design, privacy, energy-efficient technology, and perfectly distributed spaces ideal for family living or entertaining guests.

The property was fully renovated in 2024, including a complete renewal of the electrical and plumbing systems, ensuring long-term comfort, safety, and efficiency. It also features underfloor heating throughout, a high-performance aerothermal system, pre-installation for solar panels, and a water softening system with integrated tank, delivering a modern and sustainable living experience.

Distributed over three levels, the home offers a highly functional and well-balanced layout.

On the main floor (98 m<sup>2</sup> built), the property is accessed via a charming private patio leading into an entrance hall. To the right, there is a fully equipped open-plan kitchen with a central island, a bespoke designer dining area, and a spacious, light-filled living room with direct access to a sunny terrace, perfect for outdoor breakfasts or sunset dinners. To the left, a modern staircase with futuristic lighting connects the lower levels, along with a guest toilet.

The lower floor (111 m<sup>2</sup> built) is dedicated to rest and privacy and comprises four bedrooms, including a master suite with walk-in wardrobe and private bathroom. A second full bathroom serves the remaining bedrooms. Three of the bedrooms have direct access to the main terrace, where you will find a spectacular heated saltwater infinity pool, equipped with automatic safety covers for added peace of mind. This outdoor area also features a fully equipped summer kitchen and a covered chill-out area, ideal for relaxing while enjoying the breathtaking views.

The basement level (169 m<sup>2</sup> built) includes a private garage for two vehicles, a multi-purpose room ideal as a games room, cinema, or children's play area, and a technical storage room housing the aerothermal system, water softener, and main water tank.

(This level is not included in the official built area, as it was created from part of the garage and is currently used as a multi-purpose social or recreational space.)

According to the Land Registry (Catastro), the total built area of the property is 379 m<sup>2</sup>.

The ground and upper floors total 209 m<sup>2</sup>, while the basement measures 169 m<sup>2</sup>.

The property is ideally located just 10 minutes by car from Elviria and the beach, and 20 minutes from Marbella town centre. It enjoys panoramic views of the Mediterranean Sea and the surrounding mountains, within a UNESCO-designated natural reserve.

The location is perfect for families, with easy access to some of the area's finest international schools, including the German School (Deutsche Schule) and ECO Bilingual School, combining tranquillity, nature, and proximity to high-quality services.

One of the property's key added values is its proximity to the prestigious La Cala Golf Resort, located just 6 km away. This allows easy access to three 18-hole golf courses, a renowned spa hotel, high-quality restaurants, sports facilities, and an exceptional natural setting—making this an ideal home for golf enthusiasts and an attractive investment opportunity in an area with strong international demand.



## Spécification:

### Caractéristiques

Terrasse couverte

Terrasse privée

Pièce de stockage

Salle de bain

Double vitrage

Armoires encastrées

Buanderie

Salle de jeux

### Paramètre

Près du golf

Près des écoles

### Sécurité

Système d'alarme

### Contrôle du climat

Climatisation

### Piscine

Private

### Vues

Mer

Montagne

Panoramique

Jardin

Piscine

### Meubles

Entièrement meublé