

## Villa for sale in Marbella

4,000,000 €

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

### Condition

Renovation Required

Restoration Required

### Kitchen

Fully Fitted

### Category

Reduced

Investment

Resale

Bargain

Cheap

Golf

Distressed

### Views

Sea

Garden

Pool

Golf

### Pool

Heated

Private

### Garden

Private

### Setting

Close To Golf

Close To Shops

Close To Schools

Close To Forest

### Furniture

Fully Furnished

### Parking

Garage

More Than One

Covered