



Villa for sale in Elviria, Marbella. Walking distance to supermarkets and beach. Highly Reduced in price!

Marbella Area

🏠 House 📏 Plot 502 m² 🏠 Built 285 m² 🏠 Terrace 104 m² 🛏 6 🚿 5 # Ref. 125025

🏠 595.000 €

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Detached villa with private garden and private heated swimming pool

The sunny garden borders a fruit garden.

THE LOCATION:

The urbanization offers the owners 15.000 m2 of fenced communal gardens with a large swimming pool, a playground and paddle/tennis court.

At a stone's throw away, you have 2 large supermarkets and a school in the urbanization. An international school is also at walking distance.

This villa is about 15 minutes' walk to the beach where you will find several beach restaurants.

The centre of Elviria with its commercial centre, Nikki beach club and many beach restaurants are only a few minutes' drive away. Downtown Marbella is at less than 10 minutes' drive.

THE VILLA:

The villa has 6 bedrooms and 5 bathrooms.

This property is an ideal family home both for permanent residence as well as holidays.

This villa has the best location within this urbanization as it borders the green zone of the golf course and looks out at the communal green zone.

Distribution:

Ground floor:

Hall

Bedroom

Bathroom

Living room with open fire place and direct access to the covered terrace

Fully equipped kitchen with breakfast area and direct access to the covered terrace

Large covered terrace with lounge and dining area

Access to the garden and pool

Upper floor:

3 Bedrooms en suite of which 2 have access to the terrace

Spacious covered and open terrace

Roof terrace (43m2) (to be arranged as desired)

Lower floor:

Laundry room

Storage

Second living room with kitchenette, currently a play and TV-room

2 Bedrooms with access to the shared bathroom

Other features:

Cream marble floors

Blinds

Fenced driveway for at least 2 cars

Air conditioning for heating and cooling

Alarm system

This family home is offered to you **in exclusivity** by Costas & Casas Marbella

We hold the keys and can arrange viewings by appointments 7 days a week.

Update. Originally priced at 889.000€ Now further reduced.



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