



**New innovative luxury villa in modern style for sale, beachside Elviria, Marbella**

Marbella Area

🏠 House 📏 Plot 954 m<sup>2</sup> 🏠 Built 435 m<sup>2</sup> 🏠 Terrace 106 m<sup>2</sup> 🛏 4 🗺 3 # Ref. 144441

📞 On request

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## New innovative luxury villa in modern style for sale, beachside Elviria, Marbella

### PROPERTY HIGHLIGHTS

Walking distance to the best beaches of the region,  
Walking distance to a supermarket, several restaurants and plenty of amenities  
Brand new villa in contemporary design  
Built over 2 floors with option to add a lower floor (with potential bedroom) and solarium

### THE LOCATION

Fantastic beachside location, **walking distance to the beautiful golden sand beaches of Elviria**, often regarded as the best of the Marbella region. The highly valued beach clubs **Nikki Beach and Estrella del Mar** are also within walking distance, as is the 5 star Vincci Hotel which has plenty of excellent leisure and wellness facilities.

Just a short drive to a **superb 18-hole golf course**.

Only 15 minutes away by car to the centre of Marbella, 20 minutes to Puerto Banus, Fuengirola.

### THE VILLA

Brand new **innovative villa in contemporary design**. Use of oversized windows smoothly connects the large open plan interiors with the terraces and projects **plenty of natural light** into your home.

Only **top-quality materials** are used to create this stylish villa. Integration of natural stone gives an additional special touch.

*Distribution is as follows (please note the optionality of lower floor and solarium)*

#### ● Ground floor

Entrance hall and stairs  
Guest toilet  
Open plan living room with direct access to the terraces  
Fully fitted kitchen with cooking island and breakfast bar and integrated dining area, direct access to the terraces  
Large terrace with chill out lounge, BBQ and dining area  
Pool of 33m2  
Garage for 2 cars

#### ● Upper floor

En-suite master bedroom with private terrace  
En-suite guest bedroom  
2 bedrooms with shared bathroom

- **Optional: Lower floor**

Basic structure 109m2: € 95,500 + VAT  
Basic structure 142m2: € 112,500 + VAT  
Bathroom  
Multipurpose room  
Utility room

- **Optional: Solarium**

78m2. Please enquire for the price.

**The building licence has been granted.**

**Time to build is about 16 months from the signing of the Private Purchase Contract**

## **OTHER FEATURES**

- Fully fitted kitchen, brand Santos, Silestone worktops
- Air conditioning for cooling and heating
- Home automation pre-installation

### **Advantages of buying off plan:**

- You can decide on the finish
- You can change the internal distribution
- You get the opportunity to buy at a significantly lower price than the prevailing market price

***We can show you all new projects that match your requirements!  
At developers' prices but including our top-notch service and market knowledge!***



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