Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com







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

Marbella Area

House | Plot 860 m² | Built 480 m² | Terrace 183 m² | 4 to 6 | 4 | Ref. 152100 | On request

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com

Innovative luxury new build villa for sale, just steps from the beach in Elviria, Marbella

SOLD

HIGHLIGHTS

- Less than 100m from the best beaches of Marbella
- Within walking distance of the commercial centre, several (beach) restaurants and all amenities
- Brand new, innovative villa in a contemporary style
- Divided over 2 floors and a roof terrace with the option to add a basement

THE LOCATION

- Fantastic location in a quiet urbanization, **a short walk from the beautiful sandy beaches of Elviria**, often considered the best in the Marbella region.
- The renowned **beach clubs Nikki Beach and Estrella del Mar are also a stone's throw away, as is the 5-star Vincci Hotel**, which offers excellent leisure and wellness facilities.
- A beautiful 18-hole golf course is only a few minutes' drive away. Several golf courses are less than a 10-minute drive away.
- Only 15 minutes by car to the centre of Marbella, 20 minutes to Puerto Banus or Fuengirola.

THE VILLA

Brand new, innovative villa in a contemporary design. The integration of wide, room-high sliding windows ensures a seamless transition of the large open interiors with the terraces and projects a lot of natural light into the house.

Built by a renowned project developer. Only high-quality materials are used during the construction process. In addition, the stylish integration of natural stone adds extra cachet to the villa.

The layout:

Ground floor

- Entrance hall and stairs
- Guest toilet
- Open plan living room with direct access to the terraces
- Fully equipped kitchen with cooking island and breakfast bar and integrated dining area, direct access to the terraces
- Large terrace with BBQ corner, dining area and chill-out lounge

- Pool of 34m2
- Parking for 2 cars

Upper floor

- Master bedroom en-suite
- Guest bedroom en-suite
- 2 bedrooms with shared bathroom
- Each bedroom has access to the large terrace

Solarium

- Roof terrace of 76m2

Optional: basement

- Basic structure 110m2: € 108,500 + VAT
- Basic structure 140m2: € 129,500 + VAT
- With natural light and ventilation
- **Multifunctional space of 75m2 or 105m2 of your choice, which can include 2 bedrooms or a playroom, home cinema and/or gym as desired.**
- Bathroom
- Storage

Dimensions:

Plot: 860m2

Built surface area:
Ground floor: 214m2
1st floor: 167m2
Solarium (including staircase): 98m2
Total: 480m2

Terraces:
Lower terrace: 63m2
Upper terrace: 44m2
Roof terrace: 76m2

Garden: 540m2
Swimming pool: 34m2
Parking: 57m2

Building license granted!
The delivery will take approximately 18 months, counting from the signing of the private sales contract.

Other features

- Fully equipped kitchen, brand Siematic, with Silestone worktops and Neff white goods
- Air conditioning for cooling and heating
- Pre-installation home automation

ADVANTAGES OF BUYING OFF-PLAN:

- You can decide on the finishing
- You can change the internal distribution
- You will have the opportunity to buy at a price significantly lower than the prevailing market price.

Visit all new projects that meet your needs with us. You won't pay a penny more than from the developer, but you will benefit from our market knowledge and Top-Service.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com








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

Marbella Area

House | Plot 860 m² | Built 480 m² | Terrace 183 m² | 4 to 6 | 4 | Ref. 152100 | On request

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.