



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

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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.

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