



**Contemporary, modern villa for sale situated in the hills of Elviria, east of Marbella centre**

Marbella Area

🏠 House 📏 Plot 905 m<sup>2</sup> 🏠 Built 261 m<sup>2</sup> 🏠 Terrace 608 m<sup>2</sup> 🛏 3 to 4 🚿 4 # Ref. 155990-P

💰 3.900.000 €

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## Exclusive designer villa in a sustainable and natural concept with 360° views in Elviria, Marbella

### PROPERTY HIGHLIGHTS

- Modern, progressive design in harmony with nature.
- 360° views over Marbella towards the sea.
- Absolute privacy in the heart of nature.
- Peace, space and luxury.

### THE LOCATION

- Quietly situated in green surroundings with plenty of greenery, creating a peaceful and undisturbed atmosphere.
- Elviria is just a 10-minute drive from Marbella's centre.
- Golf courses, other sports facilities, beach clubs, schools, shops, restaurants and more can be reached in a short drive.

### THE VILLA

#### In figures:

- Plot size: 905m<sup>2</sup>
- Total built area: 261m<sup>2</sup>
- Garden + terraces: 608m<sup>2</sup>
- Swimming pool: 36m<sup>2</sup>
- Solarium: 245m<sup>2</sup>
- 3, optionally 4 bedrooms
- 4 bathrooms
- 2 levels of living

#### General:

- Flat and fenced plot in a privileged location.
- Extensive, open and covered terraces with various lounge facilities.
- Superb infinity pool surrounded by a sundeck with loungers.
- Adjacent pergola terrace equipped with a seating area.
- **From the solarium there are stunning views over Marbella.**
- Privacy.

## The villa itself:

- The property has a minimal ecological footprint combined with a high-quality finish.
- Contemporary, luxurious villa in natural surroundings with surprising building elements.
- The cohesive exterior and interior spaces connect perfectly due to the room-high sliding windows present.
- A large gate gives access to a 175m<sup>2</sup> driveway with parking for several cars.
- Carport for 2 cars.
- Entrance hall with cloakroom and guest toilet.
- Spacious open-plan living space with dining and living area.
- The designer kitchen is fully equipped with top-of-the-range appliances and an island to sit at.
- Integrated dining table.
- Cosy TV lounge with access to the terrace via room-high sliding windows.
- Landing to 2 guest bedrooms en-suite with walk-in wardrobes.
- A 3rd bedroom in the other wing of the villa with walk-in wardrobe.

## Upper floor

- Stairwell.
- Room of 21m<sup>2</sup>:
  - Option 1: Master bedroom en-suite with private terrace.
  - Option 2: Fitness room with sauna and toilet, private terrace.

## Solarium

- A lateral, climbing staircase opens onto the upper-floor solarium.
- Outdoor kitchen with bar.
- A large pergola provides light shade on a furnished chill-out with a central fire pit.
- Open terrace with loungers.
- Jacuzzi.
- **360° views.**

## Other features:

- Glass balustrades.
- Air conditioning.
- High ceilings.

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