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







Elegant modern villa within walking distance of the beach for sale in Elvira, east of Marbella town centre

Marbella Area

House | Plot 914 m² | Built 261 m² | Terrace 127 m² | 4 | 3 to 0 | Ref. 204040

1.995.000 €

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

Beachside, modern Mediterranean family home with swimming pool for sale in Elviria, East Marbella

HIGHLIGHTS

- Only 200 metres from the beach
- Panoramic sea views
- Open and light-filled interior
- Inviting outdoor area with private swimming pool
- Ready to move in

THE LOCATION

Situated in Elviria, one of Marbella's most sought-after residential areas, within **walking distance of the beach (just 200 metres)** and surrounded by a wide selection of restaurants.
The flat coastal urbanisation is ideal for relaxing walks and cycling routes along the seafront.
Popular beach clubs such as Nikki Beach are only minutes away, as are all daily amenities including supermarkets, restaurants, golf courses, schools and sports facilities.
The charming Cabopino marina is just a 5-minute drive away. Marbella's vibrant town centre can be reached within 15 minutes.
Málaga International Airport is approximately 30 minutes away.

THE VILLA

In figures:

Plot: 914m²
Built area: 261m²
Terrace area: 127m²
Bedrooms: 4
Bathrooms: 3 en-suite
1 guest toilet

General:

Spacious, fully fenced plot.
The garden is landscaped with a beautiful lawn and mature planting.
The private swimming pool forms the heart of the outdoor space and is surrounded by sunny terraces.
The property enjoys **a favourable south-facing orientation, ensuring sun-filled afternoons**.

You benefit from open views over the surroundings and the Mediterranean Sea.

Description:

This detached villa is in excellent condition and designed in a contemporary style.
Only high-quality materials and luxurious finishes have been used.
The interior features an open layout, **a serene atmosphere and an abundance of natural light.**
The villa is equipped with high glass sliding doors that seamlessly connect indoor and outdoor living.
The generous living area consists of a bright lounge with an inviting dining area.
The modern open-plan kitchen is fully fitted with high-end Siemens built-in appliances and a kitchen island.
Utility room.
There are four spacious bedrooms in total, 3 bathrooms and a separate guest toilet.
Laundry room.
Storage room.
Internal garage for several vehicles.

Additional features:
Air conditioning (cooling and heating)
Underfloor heating throughout
Modern fireplace
Designer fitted wardrobes
Double glazing
Electric shutters
Glass balustrades for optimal views
Alarm system and video intercom
Automatic irrigation system
Outdoor shower
Solar panels
Satellite TV

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








Elegant modern villa within walking distance of the beach for sale in Elvira, east of Marbella town centre

Marbella Area

House | Plot 914 m² | Built 261 m² | Terrace 127 m² | 4 | 3 to 0 | Ref. 204040

1.995.000 €

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












Elegant modern villa within walking distance of the beach for sale in Elvira, east of Marbella town centre

Marbella Area

House | Plot 914 m² | Built 261 m² | Terrace 127 m² | 4 | 3 to 0 | Ref. 204040 | 1.995.000 €

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








Elegant modern villa within walking distance of the beach for sale in Elvira, east of Marbella town centre

Marbella Area

House | Plot 914 m² | Built 261 m² | Terrace 127 m² | 4 | 3 to 0 | Ref. 204040 | **1.995.000 €**

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













Elegant modern villa within walking distance of the beach for sale in Elvira, east of Marbella town centre

Marbella Area

House | Plot 914 m² | Built 261 m² | Terrace 127 m² | 4 | 3 to 0 | Ref. 204040 | **1.995.000 €**

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








Elegant modern villa within walking distance of the beach for sale in Elvira, east of Marbella town centre

Marbella Area

House | Plot 914 m² | Built 261 m² | Terrace 127 m² | 4 | 3 to 0 | Ref. 204040 | **1.995.000 €**

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








Elegant modern villa within walking distance of the beach for sale in Elvira, east of Marbella town centre

Marbella Area

House | Plot 914 m² | Built 261 m² | Terrace 127 m² | 4 | 3 to 0 | Ref. 204040

1.995.000 €

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






Elegant modern villa within walking distance of the beach for sale in Elvira, east of Marbella town centre

Marbella Area

House | Plot 914 m² | Built 261 m² | Terrace 127 m² | 4 | 3 to 0 | Ref. 204040 | 1.995.000 €

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.