



### Beachside villa for sale in Elviria, Marbella

Marbella Area

🏠 House 📏 Plot 1700 m<sup>2</sup> 🏠 Built 400 m<sup>2</sup> 🏠 Terrace 100 m<sup>2</sup> 🛏 5 🚿 4 # Ref. 108160

💰 1.500.000 €

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## Beachside villa for sale in Elviria, Marbella

The most important feature of this property is the location.

The villa is at easy walking distance to the best sandy beaches of Marbella, many beach restaurants, Niki beach, supermarkets and a large commercial centre.

Nice size plot with a secluded mature well maintained garden with a large heated swimming pool, pool house with bar, bbq and toilet.

The property is south facing and enjoys sun all day.

### *Ground floor:*

Hall, guest toilet

The villa has a large living-dining room with access to covered terraces and garden

Kitchen with separate dining area and laundry room

One bedroom en suite

### *First floor:*

Master bedroom en suite

Guest bedroom en suite

Terrace with partial sea view

### *Semi-basement*

Guest bedroom en suite

Playroom with billiard and bar that could be converted into a 5th bedroom

Storage

Garage for 2 cars

Elevator to all floors

The property is on a company's name so it could be used to save the transfer tax.

*Price reduced from originally 2.750.000 €. Now further reduced for a quick sale.*





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