



## Detached Villa for sale in Elviria, Marbella

**1,600,000 €**

Reference: R5346391 Bedrooms: 4 Bathrooms: 3 Plot Size: 1,576m<sup>2</sup> Build Size: 371m<sup>2</sup> Terrace: 20m<sup>2</sup>





## Costa del Sol, Elviria

Investment Opportunity: Villa with Unlimited Potential in Elviria

Located in one of the most sought-after areas of East Marbella, this property represents the perfect combination of strategic location and appreciation potential. Situated on a generous 1,576 m<sup>2</sup> plot, this classic-style villa is the ideal blank canvas for investors or families looking to design a bespoke residence in an unbeatable setting.

### Distribution and Surfaces

The property stands out for its spaciousness and structural solidity, offering interior spaces that allow for a modern and functional redistribution:

Built area: 371 m<sup>2</sup>.

Plot size: 1,576 m<sup>2</sup> (one of the largest in the immediate area).

Bedrooms: 4 large bedrooms with built-in wardrobes.

Bathrooms: 3 full bathrooms.

### Key Features

South Facing: Guarantees exceptional brightness throughout the day and optimal use of the outdoor living areas.

Prime Location: Located just a few minutes' walk from the Elviria commercial area, with immediate access to supermarkets, prestigious restaurants, banks, and local services.

Privacy and Space: The large expanse of the plot allows for the creation of extensive landscaped gardens, a designer pool area, or even private sports facilities.

### Investment Potential

The property requires renovation, presenting a unique opportunity to acquire an asset below the market value of renovated villas in the area.

Investor's Note: Demand for modern villas in Elviria is extremely high. An aesthetic and technical upgrade of this property would significantly increase its capital value and its profitability in the resale or luxury rental market.

Don't miss the chance to visit one of the properties with the most potential in Elviria. The space, the orientation, and the location are already here; the rest is up to you.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Marble Flooring  
Double Glazing  
Solarium  
Fitted Wardrobes  
WiFi  
Utility Room  
Fiber Optic  
Barbeque  
Near Church  
Near Mosque

### Views

Garden

### Orientation

South

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C

### Setting

Commercial Area  
Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Village  
Close To Forest

### Condition

Renovation Required  
Restoration Required

### Furniture

Fully Furnished

### Security

24 Hour Security  
Alarm System

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Telephone  
Photovoltaic solar panels  
Solar water heating

### Category

Reduced  
Investment  
Resale  
Bargain  
Golf  
Cheap  
Distressed