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House in Elviria

Bedrooms	5	Bathrooms	6	Built	511m2	Plot	1326m2

R5298304 **House** **Elviria** **4.200.000€**

Unique opportunity: villa offered via corporate structure (share deal), combining private use with proven rental returns. This property can be enjoyed as a full-time family home or second residence, while at the same time operating as a well-performing rental investment with attractive returns. Located in Elviria, a well-established residential area in East Marbella, the villa is set in a green and quiet environment within walking distance of the beach and the commercial centre of Elviria. Shops, restaurants, golf courses and international schools are all nearby, making daily life easy without needing a car. The villa is distributed over several levels and offers a practical layout with a high level of privacy. It comprises five bedrooms and six bathrooms, plus an additional room suitable as an office or extra bedroom. Living and sleeping areas are clearly separated. The main living space is bright and open, with a fully equipped modern kitchen and direct access to terraces and garden, creating a seamless indoor-outdoor flow. Outside, the property features a private swimming pool, landscaped garden, multiple terraces and an outdoor kitchen with dining area for year-round use. Additional features include underfloor heating, individual air conditioning, a security system and energy-efficient installations, ensuring comfortable and efficient living. With an energy certificate B, the villa is designed for comfortable, ?future-proof ?living. Just ?a ?short ?walk away, the ?beach, ?the commercial centre of Elviria ?and Plage ?Casanis complete ?the ?picture, combining privacy, lifestyle ?and ?long-term ?value ?in ?one ?exceptional

?property.

- Barbeque
- Barbeque
- Covered Terrace
- Double Glazing
- Ensuite Bathroom
- Fitted Wardrobes
- Guest Apartment
- Near Transport
- Private Terrace
- Storage Room
- Utility Room