+34 604 489 646

Luxury Realty
real estate

info@luxury-realty.com

Villa in Elviria

Reference: R4687141



Bedrooms: 6
Bathrooms: 5
M² Build size: 690
Price: 2,700,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size: 5,250

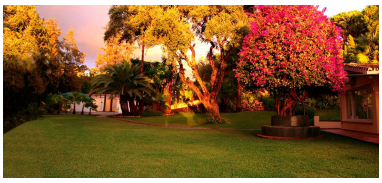












Overview:

Iconic Investment Opportunity: Expansive Land Parcel in Elviria with Panoramic Sea & Golf Views

For the discerning investor seeking an unparalleled opportunity in one of Southern Spain's most coveted destinations, Luxury Realty proudly presents this magnificent property in Elviria. This truly unique offering combines the grandeur of an extensive plot with the transformative potential of an existing residence, all set against a breathtaking backdrop of the Mediterranean Sea and lush golf greens.

At the heart of this investment lies a sprawling 5,250 m² plot, currently home to a single-storey house ripe for a visionary transformation. The existing property boasts a large, established garden featuring a heated swimming pool and its own private well, equipped with a filter and a 12 m³ underground tank for sustainable water management. Enhancing the outdoor ambiance, a charming pond with aquatic plants, a soothing waterfall, a decorative fountain, underwater lighting, and a sophisticated 10-zone irrigation system create an idyllic environment.

Complementing the main residence are several valuable outbuildings, including a spacious 170 m² garage, a dedicated 20 m² workshop, and an independent 40 m² service house complete with its own bathroom and kitchen, offering flexible utility or staff accommodation. The existing main chalet, spanning 460 m², comprises a grand entrance hall opening into a vast living room, six generously sized bedrooms, and five bathrooms. Each room offers clear, outward-facing views, with large porches currently enclosed with windows, presenting an ideal canvas for modern refurbishment and personalization.

The true gem of this offering is the expansive, mostly flat land itself, which enjoys excellent access and a gentle south-westerly slope, ensuring direct and unobstructed sea vistas. The plot is thoughtfully tiered across two flat platforms; one to the south hosts a charming pond, while the western platform accommodates the auxiliary service house. With a robust buildability of 20%, this substantial plot offers an extraordinary foundation for significant development.

This is far more than a simple property acquisition; it is an exceptional development opportunity. With a minimum plot size of 1,000 m² in this exclusive area, the 5,250 m² parcel provides the rare potential to subdivide and construct up to three independent luxury chalets. Imagine crafting three bespoke homes, each offering unparalleled privacy, architectural distinction, and breathtaking sea and golf views, promising maximum return on investment in a highly sought-after market.

Strategically located in Elviria, a prestigious residential area on the eastern side of Marbella, this property enjoys a prime position in Southern Spain. Elviria is renowned for its exclusivity and convenience, being approximately a 15-minute drive from the vibrant center of Marbella and just 25 minutes from Malaga International Airport. The area is exceptionally well-serviced, with the Centro Comercial Elviria approximately 1 km away, offering an array of cafes, shops, offices, supermarkets, banks, and exquisite bars and restaurants.

Elviria boasts a luxurious lifestyle, offering easy access to some of the finest amenities on the Costa del Sol. Golf enthusiasts will delight in the proximity to Santa María and Santa Clara golf courses, along with Marbella Golf Club and Río Real Golf, all just a short drive away. Families will appreciate the presence of top international schools, including the International English School, the German School, and the Ecos School. Furthermore, Elviria is home to stunning white sandy beaches, charming beach restaurants, and the legendary Nikki Beach beach club, situated adjacent to the opulent five-star Hotel Don Carlos.

The strategic value of this property, nestled within a highly desirable and accessible location, presents an attractive investment proposition with immense potential for capital appreciation. The ability to develop three high-end villas in an area consistently in high demand from discerning buyers significantly increases the prospects for substantial returns. This flexibility not only enhances profitability but also mitigates risk by diversifying the investment across multiple luxury units.

This unique opportunity to invest in a desirable location with proven market demand is not to be missed. Whether envisioning a grand private estate or maximizing returns through a luxury villa development, this Elviria gem offers the perfect foundation. We invite you to seize this chance to secure a truly remarkable asset in one of Marbella's most prestigious and sought-after locales.

Features:

Pool, Air conditioning, Heating, Sea views, Mountain views, Private garden, Parking, Investment