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ELVIRIA

495,000 €

REFERENCE R5487475

# Your Vision Awaits: An Exclusive Renovation Opportunity in Elviria, Marbella, Southern Spain

| 4 | 2 | 121 m² | 98 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | PLOT |













# Description

Nestled amidst the serene embrace of nature in the prestigious Elviria, Marbella, Southern Spain, this semi-detached villa offers a rare and compelling opportunity for discerning investors and visionary homeowners. Strategically positioned just moments from the vibrant Open Elviria Commercial Centre and the golden sands of the Mediterranean, this property presents an unparalleled blend of tranquil living and ultimate convenience. It is an ideal canvas for those seeking to create a bespoke residence or a lucrative investment in one of the Costa del Sol's most sought-after locales, perfectly aligning with the portfolio expectations of Luxury Realty clients.

This expansive villa, spread over two meticulously designed floors, boasts four generous bedrooms and two well-appointed bathrooms, complemented by a selection of enchanting patios and a private garage. A significant advantage lies in its dual independent entrances, offering immense flexibility and potential for various living arrangements. The upper floor, accessible via one of these entrances, hosts a spacious, fully equipped kitchen, an inviting dining room, and a distinctive Arabian-style living room that exudes exotic charm. This level also features two comfortable bedrooms, a full bathroom, and a delightful Andalusian patio, perfect for al fresco dining or quiet reflection amidst lush surroundings.

Descending to the lower floor, you are greeted by an impressively large living room, complete with a cozy fireplace, creating an ideal setting for relaxation and entertainment during cooler evenings. This level further accommodates two additional bedrooms and another full bathroom, ensuring ample space for family or guests to enjoy their privacy. An extensive terrace extends from this floor, offering magnificent outdoor living space, complete with a partially covered patio area featuring a functional Jacuzzi — a perfect spot for unwinding under the Spanish sun or hosting intimate gatherings. The integrated garage on this level provides secure parking, with the added benefit of numerous communal parking spaces available within the secure community, ensuring convenience for residents and visitors alike.

While this magnificent property awaits a transformative touch, its current state is not merely an obstacle but a golden opportunity. Envision the potential to reimagine and elevate this dwelling into a bespoke masterpiece, perfectly tailored to your desires and taste. The substantial built surface, coupled with the varied outdoor spaces offered by its numerous patios and expansive terrace, provides a blank canvas for architectural creativity. Crucially, the intelligent layout, enhanced by its two independent entrances, inherently offers the remarkable flexibility to be effortlessly divided into two distinct and self-contained homes. This unique characteristic opens a myriad of possibilities: you could craft your dream primary residence, create an exclusive holiday retreat, or embrace a shrewd investment strategy by living in one part and generating a substantial income from the other through long-term or vacation rentals. Alternatively, the entire building could be allocated for lucrative rental purposes, leveraging Elviria's enduring appeal as a top-tier destination.

The esteemed area of Elviria is unequivocally a cornerstone of both residential tranquility and vibrant holiday tourism, not only within East Marbella but across the entire, sun-drenched Costa del Sol. Its enviable position, a mere five minutes from every conceivable amenity and service a family could desire, perfectly blends secluded natural beauty with unparalleled convenience. Within a 10-kilometer radius, golf enthusiasts will revel in access to up to five world-class golf courses, cementing Elviria's reputation as a golfer's paradise and a prime location for an active, luxurious lifestyle.

Beyond leisure, Elviria boasts a robust infrastructure befitting its stature, including a Deputy Mayor's Office, Inland Revenue Office, modern municipal sports facilities, a Post Office, a Walk-in Clinic, and essential services such as churches, well-stocked supermarkets, pharmacies, and hardware stores — ensuring all daily needs are met with ease. The leisure and gastronomic scene here is, simply put, beyond compare, thriving year-round. Discover an array of prestigious restaurants offering international cuisines, charming local eateries, and an electric atmosphere that caters to every palate.

The allure only deepens when considering the offerings just across the A7 highway. Here, the renowned golden beaches beckon, dotted with authentic *chiringuitos* (beach restaurants) serving fresh seafood, and the iconic Nikki Beach, synonymous with luxury and sophisticated beachfront entertainment. Five-star hotels, including the world-famous Don Carlos Resort with its premier Tennis Club, add to the area's prestige. For those seeking charming coastal experiences, Cabopino Marina, with its picturesque harbor and ecologically protected sandy dunes, offers a serene escape. This exceptional confluence of natural beauty, comprehensive amenities, and world-class leisure opportunities underscores why Elviria remains a coveted destination, offering an unmatched quality of life or an exceptionally strong return on investment. This property, with its expansive potential and prime location, represents not just a house, but a strategic investment in the heart of Southern Spain's most sought-after coastal region. For those seeking to craft their ideal lifestyle or capitalize on a thriving rental market, this Elviria gem is an unmissable prospect. Contact Luxury Realty today to discover how you can transform this vision into reality.

# Details

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|---|---|---|---|
| Reference | R5487475 | Property Type | Villa |
| Status | Sale | Price | 495,000 € |
| Bedrooms | 4 | Bathrooms | 2 |
| Build size | 121 m² | Plot Size | 98 m² |
| Terrace | – | Parking places | by request |

# Features

Mountain views, Private garden, Parking, Resale

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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