



3.600.000 €

**Description:**

FANTASTICALLY POSITIONED VILLA NEW TO THE MARKET IN EAST MARBELLA. VERY PRIVATE ONE LEVEL VILLA ON ONE OF THE BEST STREETS IN ELVIRIA BUILT ON A 4 PLOT EXTENSION WITH 4444M2. THIS VILLA HAS STUNNING PANORAMIC VIEWS AND IS JUST A FEW MINUTES FROM THE SEA. IT IS IDEALLY LOCATED WITH QUICK ACCESS DOWN TO THE RESTAURANTS AND THE SHOPPING AREA AND ALL THE AMENITIES OF ELVIRIA AND SURROUNDINGS.

WE START WITH A COZY ENTRANCE HALL WITH IRON DOORS. THIS VILLA HAS A TOTAL OF 4 WELL DISTRIBUTED BEDROOMS AND 3 BATHROOMS, AN OPEN LIVING AREA WITH FIREPLACE CONNECTED WITH THE DINING ROOM. A VERY SPACIOUS KITCHEN WITH A SEPARATE SERVICE ENTRANCE. THE PROPERTY BOASTS A FASTASTIC COVERED TERRACE WITH ARCHES AND THE PRIVATE POOL OF 6X12 METRES. DISCOVER THIS CAPTIVATING SOUTH WEST FACING VILLA BOASTING PANORAMIC VIEWS OF THE MEDITERRANEAN SEA.

THE VILLA HAS A SINGULAR ARCHITECTURE WITH VERY THICK WALLS AND WOODEN DECORATIVE ELEMENTS.

FEATURES: JACUZZI BATH AND SAUNA IN THE MAIN BATHROOM, IRRIGATION SYSTEM, ALARM SYSTEM. THERE IS A GARAGE FOR ONE CAR, A COVERED PARKING FOR TWO CARS AND A GARDENING STORAGE

**Characteristics:**

<b>Setting:</b>	Close To Golf, Close To Schools, Close To Forest, Urbanisation
<b>Orientation:</b>	South West
<b>Condition:</b>	Good
<b>Pool:</b>	Private
<b>Views:</b>	Sea, Mountain, Garden
<b>Features:</b>	Covered Terrace, Sauna, Utility Room

**Location: ELVIRIA**

Type of the property	Villa
Bedrooms	4
Bathrooms	3
Built	450m <sup>2</sup>
Plot area	4444m <sup>2</sup>