



R5070868

📍 Elviria

REF# R5070868 1.250.000 €

BEDS

3

BATHS

3

BUILT

250 m<sup>2</sup>

PLOT

829 m<sup>2</sup>

TERRACE

41 m<sup>2</sup>

VILLA FOR SALE IN ELVIRIA JUST 10 MINUTES WALK FROM THE BEACH – A UNIQUE OPPORTUNITY TO INVEST IN EAST MARBELLA

LIVE OR INVEST IN THE HEART OF ELVIRIA

If you're looking for a detached villa with strong renovation potential, this is the perfect opportunity. Located in one of the most sought-after areas of the Costa del Sol—Elviria—just a short walk from Marbella's beautiful beaches and close to all main services, this property offers a high-yield real estate investment in a steadily growing area.

#### KEY PROPERTY FEATURES

- Built area of 250 m<sup>2</sup> across two floors, with spacious, bright interiors that can easily be reimagined in a modern style
- Private plot of 829 m<sup>2</sup>, ideal for those seeking privacy, relaxation, and a Mediterranean garden to enjoy year-round

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## ESTATES

- 3 large bedrooms with the possibility to extend or redesign for family living or guest accommodation
- 3 bathrooms in total, including 2 full bathrooms, ensuring comfort and functionality across both living and sleeping areas
- Private pool surrounded by a mature garden—perfect for enjoying the Costa del Sol's mild climate in peace
- Private garage and additional parking spaces within the property
- Functional fitted kitchen with the potential to be transformed into a stylish open-concept space
- Built-in wardrobes offering integrated storage in the bedrooms
- Installed alarm system for enhanced privacy and security
- Partial sea views from the upper floor—an added value offering beautiful coastal vistas

### A SMART INVESTMENT IN EAST MARBELLA'S MOST DESIRABLE AREA

Thanks to its strategic location—only a 10-minute walk from the beach—and its proximity to restaurants, supermarkets, international schools, and top golf courses like Santa Maria Golf and El Soto Golf, this villa is ideal for:

- Families looking for a customizable primary residence
- Investors interested in renovation for resale or rental
- Anyone seeking a charming second home in Marbella

Elviria is one of Marbella East's most appreciated areas for its quality of life, excellent infrastructure, safety, and natural beauty. It continues to show strong real estate growth and demand.

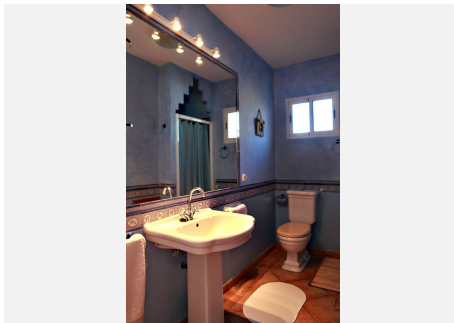
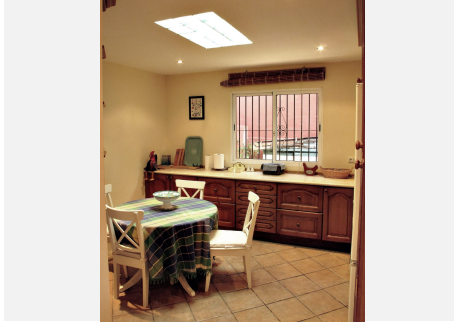
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