

# IDILIQ

## ESTATES



R5106082

📍 Elviria

REF# R5106082 1.449.000 €

BEDS

4

BATHS

3

BUILT

324 m<sup>2</sup>

PLOT

1322 m<sup>2</sup>

TERRACE

42 m<sup>2</sup>

### SPACIOUS 4-5 BEDROOM VILLA IN ELVIRIA-MARBELLA

This well-maintained villa, built by its original owners, offers an exceptional opportunity to live in the sought-after area of Elviria, Marbella—just minutes from some of the Costa del Sol's most beautiful beaches. Perfectly situated on the edge of Elviria next to a peaceful river, the property enjoys direct access to scenic hiking trails in the hills behind, while still being just a 15-minute walk from local amenities, restaurants, and the beach. A convenient riverside footpath makes the journey even shorter. Enjoy the best of both worlds—tranquility and privacy, with all the vibrancy of Elviria at your doorstep.

Designed as a comfortable family home, the villa features 4 spacious bedrooms on the first floor and a large office on the ground floor, which could easily serve as a 5th bedroom. There's also the potential to create additional living space in the bright and airy basement.

A welcoming entrance through a lush front garden with palm and fruit trees leads to an east-facing porch. Inside, the hallway opens to a large study (or optional fifth bedroom), followed by a generous living area

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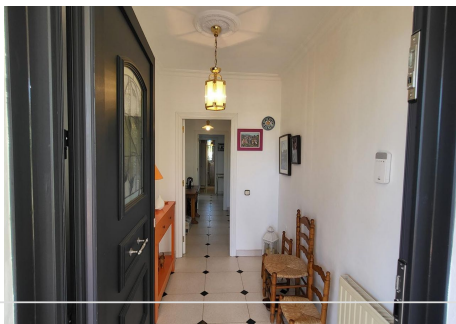
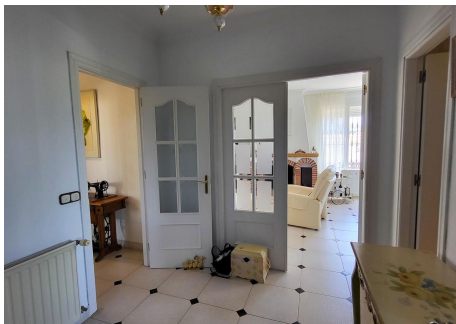
combining lounge, TV, and dining spaces. This open-plan room flows directly onto a west-facing terrace with panoramic views of the mountains and coast. The spacious kitchen also opens onto the terrace, perfect for al fresco dining. A guest bathroom completes the main level.

Upstairs, you'll find 4 large and bright bedrooms. The master suite includes an en-suite bathroom, walk-in wardrobe, and a private terrace. The remaining 3 bedrooms share a full bathroom, with one of them also enjoying terrace access.

The basement level features a large, light-filled garage with its own access—ideal for converting into a self-contained apartment, guest quarters, or additional family space.

The property also includes a wide, easy-access driveway, a beautiful swimming pool with outdoor shower and toilet, and a terraced garden filled with mature fruit trees. A lower garden level offers more fruit trees and direct access to the river and hiking paths—ideal for nature lovers and families alike.

This is a rare opportunity to own a peaceful yet conveniently located villa in one of Marbella's most desirable neighborhood.

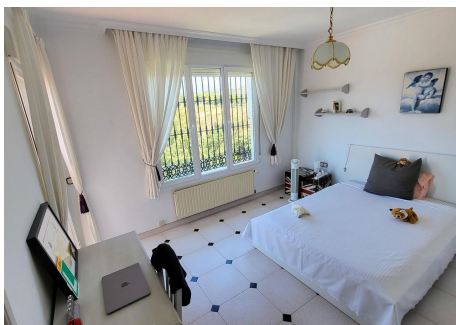


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