

Detached Villa in Elviria

Price: 3,000,000 EUR

Reference: MW-B 001

Bedrooms: 6 Bathrooms: 5

Plot Size: 5250m²

Build Size: 690m²

Terrace: 0m²



Location: Elviria

Exceptional Investment Opportunity in Elviria, Marbella

Seize the chance to acquire a truly unique property in one of Costa del Sol's most prestigious areas. This spacious, single-storey residence is positioned on a large 5,250 m² plot, offering spectacular sea and golf course views, privacy, and incredible development potential. Although the house requires renovation, it provides a blank canvas for creating a luxurious, customized estate.

Property Overview

Architectural Layout:

- The house is a single-level structure, facilitating easy renovation and modernization.
- A grand entrance hall leads into a large, open-plan living room ideal for family gatherings and entertaining guests.

-Bedrooms & Bathrooms:

- Six spacious bedrooms, each with direct outdoor access and panoramic views.
- Five full bathrooms, designed for comfort and convenience.
- All rooms open onto large porches, currently enclosed with windows, which can be transformed into outdoor living spaces.

Outdoor and Garden Features:

- A meticulously landscaped garden surrounds the property, featuring a heated swimming pool perfect for year-round use.
- An elegant pond with aquatic plants, complemented by a waterfall and fountain, creates a tranquil natural environment.
- Underwater lighting enhances the ambiance for evening enjoyment.
- A sophisticated 10-zone irrigation system ensures lush greenery and easy maintenance.

Additional Structures and Facilities:

- Spacious garage with ample parking.
- A dedicated workshop for various projects or storage.
- An independent service house with a bathroom and kitchen, suitable for staff or guest accommodation.

Land & Development Potential

-Plot Details:

- Total area: 5,250 m² of predominantly flat land with a slight southwest slope, offering unobstructed sea and golf views.
- The land is divided into two flat platforms:
 - A southern platform featuring a decorative pond.
 - A western platform where the auxiliary service house is located.

Building Regulations & Capacity:

- Allowed buildability of up to 20%, permitting approximately 690 m² of new construction or renovation.
- Existing structures include a chalet of 460 m², a 170 m² garage, a 40 m² service house, and a 20 m² workshop.

Development Opportunities:

- The plot's layout and zoning regulations make it ideal for developing three independent villas, each on plots of at least 1,000 m², offering maximum privacy and high rental or resale value.
- The potential for subdividing the land enhances the prospects for profitable development.

Location & Lifestyle Advantages

Prime Position:

- Situated on a quiet, private street in Elviria, with easy access to main roads and amenities.
- Just a 15-minute drive to Marbella's vibrant city center and approximately 25 minutes to Malaga International Airport.

Proximity to Beaches & Leisure:

- Located near some of Costa del Sol's finest beaches with pristine white sands, charming beach clubs, and restaurants.
- The world-famous Nikki Beach is right next door, along with the luxurious Hotel Don Carlos.

Golf & Recreational Facilities:

- Close to renowned golf courses including Santa María Golf & Country Club, Santa Clara Golf, Marbella Golf Club, and Río Real Golf, offering

Features:

Setting

Close To Golf
Close To Shops
Close To Schools
Urbanisation

Pool

Private
Heated

Features

Fitted Wardrobes
Near Transport
Satellite TV
WiFi
Gym
Guest Apartment
Marble Flooring
Barbeque

Security

Gated Complex

Orientation

South
South West

Climate Control

Air Conditioning
Hot A/C
Cold A/C
Central Heating

Kitchen

Fully Fitted

Parking

Garage

Condition

Good

Views

Sea
Mountain
Golf
Panoramic

Garden

Private

Utilities

Electricity
Drinkable Water
Telephone

Category

Investment

