+34 610 31 79 42 info@estepona-invest.es

House ■ Elviria ■■■■■■■■■■: R5356069

■■■■■■■■: 4 ■■■■■■■: 3 M²: 324 ■■■■■: 1 399 000 €

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■■■■■■■■■:A study by the Global Health Institute (ISGlobal) shows that living surrounded by trees leads to a healthier life and reduces the need for medication. Wake up each morning to the southern light and enjoy a coffee on any of its terraces, overlooking the countryside, your pool, or the garden, while immersing yourself in the calm and privacy that define this location. The property offers space and versatility in every corner: room for the whole family, parking for several vehicles, and additional areas ideal for a large workshop, studio, or any personal project you wish to develop. Built to order with care and attention to detail, the villa is in excellent condition. However, it also offers the opportunity to update certain features —such as the bathrooms— to achieve a more contemporary style and further enhance its value. In addition, it presents attractive possibilities for customization, from redistributing interior spaces to expanding outdoor areas, including the pool or integrating the living room with the entrance hall and ground-floor office, creating a more open, bright, and modern concept. Located just 10 minutes from the center of Marbella, it combines the tranquility of an exclusive setting with close proximity to all amenities: shops, medical centers, sports facilities, and schools, in a safe and highly sought-after area. The price includes agency fees and the applicable VAT. It does not include the buyer's expenses: ITP (Property Transfer Tax), notary fees, land registry, and administrative (gestoría) fees.

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