



CHARMING VILLA IN MARBELLA, ELVIRIA

Marbella, Málaga, España

2.195.000 €



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The essentials

Area: 294 m ²	Lot size: 264 m ²
Plot: 1424	Bedrooms: 6 beds
Bathrooms: 4 baths	Toilets: 1 half baths
Floors: 2 floors	Garage: 4
Storage room: 1	CEE: En Trámite
Status: Excellent	Category: Detached Houses, Villa
ID property: C408V	Year built: 1968
Año remodelado: 2025	

Main features

Features: Air conditioning / Heating, American Kitchen, Built in wardrobes, Double glazed windows, Fireplace, Furnished kitchen, Kitchen equipped with appliances, Parking, Pool, Private Garden, Security door, Storage room, Terrace, Villa

Fortuny Hogares Únicos exclusively presents this elegant detached villa, ideal for enjoying nature and the true Mediterranean lifestyle.

Location

The villa is located in one of the most sought-after residential areas east of Marbella, in the exclusive and well-established urbanization of Cumbres de Elviria. This quiet residential area is known for its proximity to the best beaches of Marbella, high-quality services, international schools, golf courses, and its excellent connection to Marbella city center, just 10 minutes away by car, and to Málaga International Airport, only 35 minutes away.

Layout

The south-facing property sits on a 1,424 m² plot and offers a total built area of 294 m², distributed over two floors with spacious, functional areas full of natural light.

Main Floor

The entrance leads to a hallway with a guest toilet, opening into a bright living-dining room with direct access to a 180 m² terrace, featuring a swimming pool and a perfect area for outdoor living. The open-plan kitchen is fully fitted and has access to the laundry room. On this level, there are four spacious bedrooms with built-in wardrobes. The master bedroom includes a fireplace, en-suite bathroom, and direct access to the terrace and pool. The second bedroom also opens to the exterior, while the third bedroom shares a full bathroom. The fourth bedroom has an en-suite bathroom and access to the pool and terrace.

Lower Floor

This level features a second living-dining room with access to the garden, ideal for guests or as a leisure area. It includes two bedrooms with built-in wardrobes, a full bathroom, two convenient storage rooms, and direct access to the covered garage. There's also an additional storage room for gardening tools.

Qualities

The villa was built in 1968 and fully renovated in 2025 with high-quality materials. Highlights include a reinforced entrance door, alarm system, Guardian Select double-glazed windows with electric shutters, large-format porcelain floors, hot/cold air conditioning via aerothermal system and ducts, fully equipped kitchen with Balay appliances, premium kitchen finishes, and porcelain countertops, video intercom.

Outdoor Areas

The property offers a beautiful mature garden and a private pool. The 180 m² terrace features a lounge and dining area perfect for enjoying the Mediterranean climate all year round. Includes a covered garage space and outdoor parking for up to three vehicles.



Regulations

Energy Certificate in process. In compliance with the Andalusian Regional Decree 218/2005 of October 11, we inform our clients that the price does not include the expenses derived from the purchase of the property as per current legislation (ITP, notary fees, and in the case of new construction, VAT).

Contact Us

For more information, please do not hesitate to contact us. We will be delighted to assist you.

