

# BROMLEY ESTATES

*Marbella*



## HOUSE 4 BEDROOMS 4 BATHROOMS IN ELVIRIA

📍 Elviria

REF# BEMR4688557 €2,200,000

BEDS	BATHS	BUILT	PLOT	TERRACE
4	4	400 m <sup>2</sup>	1428 m <sup>2</sup>	179 m <sup>2</sup>

New Development: Prices from €2,200,000 to €2,200,000. .

Under construction a luxurious villa facing south-west in the prestigious urbanization of Elviria and consisting of 4 bedrooms, 3 of which have dressing rooms and en-suite bathrooms. There are a total of 4 bathrooms and a guest toilet, as well as a 35 m<sup>2</sup> gym, an elevator, terraces, an infinity-style pool, etc.

### GROUND FLOOR

When entering the villa into a large hall, there is a elevator connected to all the floors. The ground floor has a 100 m<sup>2</sup> living room with high windows with a modern open kitchen. It is divided into several areas such as a tv room , a reading area, living and dining room. The living room is adjacent to a large partially covered terrace with an infinity pool and gardens with stunning views.

### FIRST FLOOR

The first floor consists of a 30 m<sup>2</sup> hall with access to 3 bedrooms. Each bedroom has its own dressing room and en-suite bathroom. The 39 m<sup>2</sup> master bedroom is has direct access to a large terrace of 53.77 m<sup>2</sup>.

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## BASEMENT

The basement consists of an 18.24 m<sup>2</sup> lobby with a glass interior patio with natural light illuminating all the rooms. It has a large bedroom of 16.51 m<sup>2</sup>, a full bathroom, a laundryroom and a gym/cinema room of 35.25 m<sup>2</sup>.

## SOLARIUM

The villa has a 26.52 m<sup>2</sup> solarium with panoramic views of the Marbella coast and the Ojén mountains. The property is located in a privileged area as it is surrounded by a protected green area declared by UNESCO as a nature reserve. The property has a modern style with the highest quality in every detail. The villa has many high windows, each floor is connected by stairs and an elevator offering even more luxury and comfort.

The villa consists of 400 m<sup>2</sup> and is built on a plot of 1428 m<sup>2</sup> with a garden and lots of trees. The property is less than 5 minutes from the Elviria shopping center, which has shops, restaurants, supermarkets, pharmacies, banks, etc., and also the beaches of the Don Carlos hotel. This gem is definitely worth seeing!

**SELLING PRICE: 2.200.000 €**