

# BROMLEY ESTATES

*Marbella*



## STUNNING VILLA FOR SALE IN MARBELLA

📍 Elviria

REF# BEMV1455 €1,990,000

BEDS

4

BATHS

4

BUILT

355.0 m<sup>2</sup>

PLOT

1523.0 m<sup>2</sup>

TERRACE

45.0 m<sup>2</sup>

Welcome to this stunning villa for sale in Marbella. Located in a peaceful and exclusive neighbourhood with minimal traffic, the property offers contemporary interiors and a serene atmosphere, all while being conveniently close to the beach, golf courses, shopping, dining, and Marbella's many attractions. The property has Energy Efficiency Rating A.

The home features an exquisite blend of wood and brick, creating a charming and inviting appearance. Upon entering, the stylish living room captivates with its beautiful wood finish, showcasing fine craftsmanship and adding a touch of natural beauty to the space, and it also features a recently renovated kitchen. Originally, it included a dedicated office space, which can be converted into a fourth bedroom. In total, the property can accommodate four spacious bedrooms and four well-appointed bathrooms, catering to the needs of a growing family or frequent guests. The single-level design of the property is especially advantageous for families with young children and elderly residents, offering ease of movement and accessibility.

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The exterior of the property provides a tranquil haven, featuring a large wooden covered terrace perfect for outdoor dining and relaxation. The centrepiece is a sensational swimming pool, surrounded by stylish decking that provides ample space for sunbathing and leisure. The lush lawns add to the serene atmosphere, creating an idyllic outdoor retreat.

A significant feature of the property is its expansive underground parking area, with space for multiple vehicles, while also boasting abundant storage space. A versatile basement level can be transformed to suit various needs and preferences, whether it be creating a sophisticated wine cellar, a practical laundry room, or a lively games room for recreation and entertainment. The potential for personalising the basement area adds significant value and appeal to the property.

Recent enhancements have significantly improved the property's comfort, energy efficiency, and security. Upgrades include improved insulation, new wooden doors, double glazed windows, optimised climate control, and sustainable energy including solar panels, plus an electric car charger. Bathrooms feature towel heaters and electric radiators. Security includes a new alarm system and CCTV. High-speed fibre optic internet is available. The villa has a Class A energy certificate, with low electricity costs and efficient water management.

This exceptional villa blends beauty, functionality, and adaptability, ideal for families seeking comfort, convenience, sustainability, and modern living, just a short drive from Marbella and 30 minutes from Malaga airport. Don't miss your chance to make this dream home yours—contact us today to arrange a viewing.



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