

BROMLEY ESTATES

Marbella



VILLA FOR SALE IN ELVIRIA, MARBELLA EAST WITHIN WALKING DISTANCE OF THE BEACH

📍 Elviria

REF# BEMV1538 €2,250,000

BEDS

4

BATHS

4

BUILT

476 m²

PLOT

1043 m²

Character, space and future potential come together in this substantial villa for sale in Elviria, Marbella East within walking distance of the beach. Built by the current owners and occupying a generous plot, the property offers privacy, mature gardens and the opportunity to modernise a home designed to stand the test of time.

Set behind mature gardens and enjoying a south-west orientation, the villa immediately conveys a sense of warmth and individuality. The principal living spaces are impressive in scale and arranged to make full use of the natural light throughout the day. A fireplace provides a focal point within the main living room, creating an inviting setting for everyday family life and relaxed entertaining.

The fully fitted kitchen offers ample storage, practical workspace and direct access to the service areas, while a separate utility room adds functionality. Throughout the home, the emphasis is on generous proportions, solid construction and a layout designed for comfortable long-term living. Accommodation

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comprises four bedrooms and four bathrooms distributed across the main living areas. While the property would benefit from cosmetic modernisation, the existing spaces provide an excellent foundation for refurbishment, allowing future owners to enhance the interiors while preserving the villa's distinctive character.

One of the property's most significant assets is its substantial basement level. Offering exceptional flexibility, this expansive space presents numerous possibilities, whether as a private cinema, games room, gym, wine cellar, guest apartment or a combination of uses tailored to individual requirements.

Outside, the private swimming pool is surrounded by mature gardens and terraces designed for year-round enjoyment of the Mediterranean climate. Automatic irrigation systems simplify maintenance, while the plot size creates a sense of privacy seldom found so close to the beach and local amenities.

The property is also notably well equipped, featuring underfloor heating throughout, athermal technology, solar panels, air conditioning, central heating, a smart home system and alarm security. These features contribute to excellent year-round liveability while supporting greater energy efficiency.

Lower Elviria has established itself as one of Marbella East's most desirable residential areas, appreciated for its broad sandy beaches, mature pine trees, established international community and excellent amenities. Residents enjoy easy access to supermarkets, restaurants, beach clubs, international schools and sporting facilities, all within a relaxed coastal environment. The beach can be reached on foot, while Marbella town centre, several renowned golf courses and Málaga Airport are all within convenient driving distance.

Whether enjoyed as a family residence, holiday home or renovation project, the true appeal of this property lies as much in its future possibilities as in its existing qualities, supported by a location that remains among the most sought-after on the Costa del Sol.



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