

# BROMLEY ESTATES

*Marbella*



## HOUSE 4 BEDROOMS 4 BATHROOMS IN ELVIRIA

📍 Elviria

REF# R5319925 €2,200,000

BEDS

4

BATHS

4

BUILT

284 m<sup>2</sup>

PLOT

1030 m<sup>2</sup>

TERRACE

93 m<sup>2</sup>

Coastal Charm: Seafront Villa with Stunning Views and Lush Gardens, All on a Single Level A truly rare opportunity to acquire a charming frontline beach villa set on a generous 1,030?m<sup>2</sup> plot with direct access to the golden sands and crystal-clear waters of the Mediterranean.

This delightful bungalow-style home offers spacious, well-designed living areas, featuring 4 bright bedrooms and 4 bathrooms, along with an expansive open-plan living and dining area — perfect for gatherings with family and friends. All rooms are conveniently distributed on one single level, providing comfortable, barrier-free living.

The villa is in excellent condition, having been carefully renovated a few years ago, blending original charm with modern touches. One of its standout features is the fantastic outdoor kitchen with barbecue and west-facing dining area — an inviting space to enjoy spectacular sunsets by the sea.

Two lovely conservatories create sheltered spots to relax even on breezier days, allowing you to bask in the sun and savour the sound of the waves in complete comfort. A cosy reading nook adjacent to the master

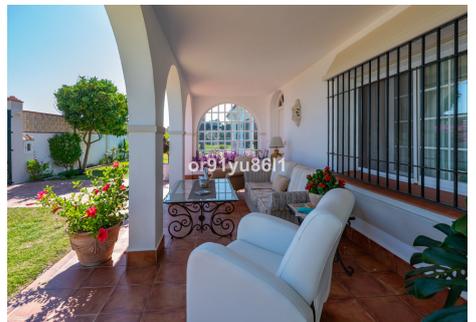
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bedroom is the perfect place to unwind with a good book and your favourite drink. Another conservatory conveniently located next to the kitchen provides an extra space to enjoy breakfast with a view.

Additional features include a fireplace, hot and cold air conditioning, and two covered parking spaces — everything you need for an idyllic beachfront lifestyle. Elviria is a popular residential community located in the eastern part of Marbella, about 15 minutes' drive to Marbella city centre and 25 minutes' drive to the international airport of Malaga. Some of the best international schools are situated in Elviria such as the English International College, the Deutsche Schule and Colegio Ecos. The area is well equipped with services, restaurants, supermarkets and entertainment facilities. Also conveniently located are the Santa María and Santa Clara golf courses with their respective clubs and two more golf courses, Golf Club Marbella and Golf Rio Real, are only a short drive away. Elviria offers beautiful sandy beaches with charming beach restaurants and the famous beach club Nikki Beach is situated just next to the five-star luxury Hotel Don Carlos.



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