

€ 4,750,000

Ref: 03542

## Luxury Villa for sale in Marbella

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5 Bedrooms | 6 Bathrooms | 454 m<sup>2</sup> Interior | 621 m<sup>2</sup> Terraces | Garage Yes |



### Property Description

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Introducing an exquisite new addition to the picturesque neighbourhood of Elviria in Marbella East. Designed by renowned architect Francisco Martínez Galván and developed by Homerun Desarrollos, this magnificent villa stands as a veritable showpiece of architectural elegance and luxurious style.

Spanning three carefully planned floors, the villa encompasses 454 square metres of beautifully designed interior space, along with an expansive 621 square metre terrace, offering a perfect blend of indoor and outdoor living.

The property includes five bedrooms, each with its own ensuite bath, ensuring privacy and comfort for both residents and guests. In addition, the villa boasts four supplementary bathrooms and two guest toilets, all superbly appointed with high-quality fixtures and modern finishes.

Strategically situated in Elviria, a tranquil suburb of Marbella East, the villa boasts a south-facing orientation that provides breathtaking views of the azure sea. Known for its serene environment and rich amenities, Elviria offers the perfect balance between tranquility and accessibility. Only a short 15-minute drive away are local shops, reputable schools, and the inviting sands of nearby beaches,

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making daily life convenient and enjoyable.

Security is paramount in this gated estate, which is equipped with advanced camera systems, offering you peace of mind within a secure environment. The interior design of the villa exudes style and sophistication. From the moment you enter, you will be greeted by an atmosphere of understated luxury—accentuated by materials such as oak flooring and large-format porcelain tiles. Top-of-the-line appliances from GAGGENAU and SIEMENS have been thoughtfully integrated throughout the home, fortifying its commitment to functional excellence and quality.

For those seeking leisure and entertainment, the villa has ample offerings. It includes a state-of-the-art gym, perfect for maintaining an active lifestyle, and a private heated swimming pool that serves as a soothing retreat. Film enthusiasts will appreciate the dedicated cinema room, designed to bring the theater experience into the comfort of home.

The thoughtfully installed alarm system ensures a worry-free living environment, while the extensive outdoor spaces extend the villa's allure, with terraces ideal for alfresco dining and relaxation under the Mediterranean sun. What's more, the villa is fully furnished in a sleek, contemporary style that emphasizes clean lines and refined aesthetics. This means you can move in immediately and start relishing in the luxurious surroundings from day one. The furniture is sold separately for an additional price of 250,000 euros.

Parking needs are effortlessly met with a private garage that complements a modern lifestyle. The lifestyle that the property facilitates is one of tranquility and refinement. Picture waking up to the gentle morning light filtering through vast windows, spending afternoons lounging by the pool with the sea in view, and retreating into a secure, serene space as the day closes. Here, the highest expectations of modern luxury living are not just met but surpassed, embodying a lifestyle choice that offers comfort, security, and exclusivity.

Surrounding the property, the Marbella East neighborhood is celebrated for its laid-back charm, making it particularly appealing to families seeking a peaceful yet convenient living environment. The area boasts some of the finest beaches in Costa del Sol, including Playa de las Chapas and Playa Alicate, celebrated for their golden sands and crystal-clear waters. Furthermore, Marbella East is rich with natural beauty interspersed with lush green spaces, providing access to scenic walking trails at the protected Dunas de Artola nature reserve. It is also a paradise for sports-loving residents, with renowned golf clubs like the Santa Clara Golf Club and Rio Real Golf, in addition to excellent facilities for tennis enthusiasts at the Roya

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