

## Villa in Marbella

**1,350,000 €**

**Reference:** AP1287 **Bedrooms:** 3 **Bathrooms:** 2 **Plot Size:** 628m<sup>2</sup> **Build Size:** 145m<sup>2</sup>





## Location: Marbella

Beautiful detached villa ideal as a permanent residence and with great potential of rent as a holiday home as it is just 10 minutes walk from the beaches of Elviria, East Marbella, and next to all the services offered by the area: shopping, restaurants and entertainment.

This charming villa is located on a flat plot of 630 m2 and is distributed on one floor with the comfort that this offers. The property has 3 bedrooms and 2 bathrooms (one en suite) and all of them have direct access to the private garden. A large living room leading the pool and a bright kitchen with access to a terrace ideal for summer dining. Private swimming pool with a large sheet of water and parking area for 2 cars makes this villa ideal for holidays or living all year round.

The villa is located in a quiet area with vegetation and consolidated trees, ideal for breathing peace and tranquility. Elviria is a quiet residential area on the East side of Marbella, surrounded by pine trees and sandy beaches, walking distance to amenities and just a short drive to Marbella town, golf courses, tennis clubs, schools, shopping, dining and nightlife.

## Features:

### Setting

Beachside  
Close To Golf  
Close To Shops  
Close To Sea  
Close To Town

### Views

Mountain

### Pool

Private Pool

### Climate Control

Air Conditioning

### Features

Ensuite Bathroom  
Garage

### Garden

Private