

## 3 bedroom Villa for sale in Elviria, Málaga

1,250,000€













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 m<sup>2</sup> 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.

-  3 bedrooms
-  628m<sup>2</sup> Plot size
-  close to park
-  newly built
-  swimming pool

-  2 bathrooms
-  Swimming Pool
-  close to schools
-  pool views
-  walking distance to amenities

-  145m<sup>2</sup> Build size
-  air conditioning
-  modern style
-  private garden
-  walking distance to beach



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