

ELVIRIA, MARBELLA EAST



bedrooms **3** bathrooms **2** built _{m²} **190** terrace _{m²} **34** plot _{m²} **1.100**

VILLA ANIA - ONE LEVEL VILLA IN ELVIRIA, MARBELLA EAST

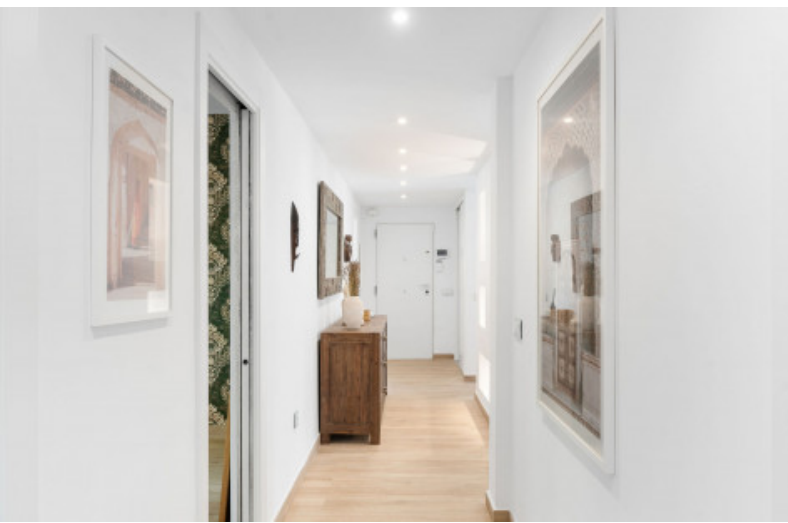
Villa Ania is a stunning single-level residence situated in the tranquil Elviria neighborhood, a coveted area renowned for its peaceful atmosphere and family-friendly environment. This three-bedroom villa, meticulously renovated in 2022, combines the charm of traditional Spanish architecture with contemporary design elements, creating a harmonious blend of comfort and style. Spanning a generous 1,100 square meters of land, the property is designed to offer privacy, luxury, and a seamless indoor-outdoor living experience.

The villa's layout has been thoughtfully planned to provide both functionality and elegance. The three bedrooms are spacious and well-lit, with the master suite featuring a private en-suite bathroom that includes an oversized shower, ensuring a personal haven for ...

community -- month garbage 154 € year ibi 1.660 € year for sale **1.750.000 €**









Elviria, Marbella East

Villa Ania - One level Villa in Elviria, Marbella East

Villa Ania is a stunning single-level residence situated in the tranquil Elviria neighborhood, a coveted area renowned for its peaceful atmosphere and family-friendly environment. This three-bedroom villa, meticulously renovated in 2022, combines the charm of traditional Spanish architecture with contemporary design elements, creating a harmonious blend of comfort and style. Spanning a generous 1,100 square meters of land, the property is designed to offer privacy, luxury, and a seamless indoor-outdoor living experience.

The villa's layout has been thoughtfully planned to provide both functionality and elegance. The three bedrooms are spacious and well-lit, with the master suite featuring a private en-suite bathroom that includes an oversized shower, ensuring a personal haven for relaxation. Two additional bedrooms cater to family members or guests, supported by a beautifully finished guest bathroom. A separate guest toilet is also available, making entertaining both practical and comfortable.

The interior of Villa Ania reflects modern sophistication. The open-concept kitchen is a centerpiece of the home, equipped with premium appliances, including a Neff oven and an advanced Osmosis Water System. The adjoining dining area showcases a high-quality marble kitchen table, complementing the villa's chic bohemian décor. The living room, with its Porcelanosa stone-clad chimney and sleek wood accents, serves as a perfect gathering space, offering views of the lush garden ...

Reference	586089	Beds	3	Built m ²	190
Type	Villa	Baths	2	Interior m ²	---
Location	Elviria, Marbella East	En-suite Baths	2	Terrace m ²	34
		Guest Toilets	1	Plot m ²	1.100
		Pax	---		
Pool	Private	Community	---	Levels	1
Garden	Private	Garbage	154 € / year	Floor	1
Garage	Private	IBI	1.660 € / year	Orientation	South/West
Parking slots	2	Construct Year	1985	EPC	In Progress
		Renovation year	2022		

For sale

1.750.000 €

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

and the sparkling saltwater swimming pool.

Stepping outside, the meticulously landscaped garden and expansive terrace space invite you to enjoy the Mediterranean climate. The villa's south-west orientation ensures ample sunlight throughout the day and beautiful evening vistas. The property is equipped with an automatic irrigation system for effortless garden maintenance. For added convenience, a garage and a newly constructed carport provide secure parking for two vehicles, while a dedicated storage room accommodates additional belongings.

Elviria is a sought-after enclave offering an exceptional quality of life. The villa is conveniently located just a few minutes' drive from the golden sands of Las Chapas beach, known for its pristine waters and vibrant beach clubs such as Ranchón Cubano and South Beach Marbella. These venues offer a mix of relaxation and local gastronomy, making them favorite spots for both residents and visitors.

For sports enthusiasts, Elviria delivers on all fronts. The nearby Royal Tennis Club Marbella boasts world-class facilities, while the Marbella Golf and Country Club offers a challenging course paired with breathtaking views of the surrounding landscapes. Families will appreciate the proximity to esteemed educational institutions, including the English International College and Deutsche Schule Málaga, both renowned for their academic excellence.

The neighborhood also caters to everyday necessities and indulgences. A well-stocked Supercor supermarket, boutique shops, and pharmacies are easily accessible, ensuring convenience for residents. For dining, options range from the fresh pastries at Mama's Bakery to the rich Mediterranean dishes at Don Quijote Grill. Each establishment offers a unique culinary experience, reflecting the diverse and cosmopolitan vibe of Elviria.

Transportation in Elviria is seamless, with the AP-7 motorway providing quick connections to central Marbella, Malaga, and other parts of the Costa del Sol. Public bus services and taxi options further enhance mobility, making the neighborhood both well-connected and easy to navigate.

Villa Ania is more than a home it's a lifestyle. Designed with precision and care, it encapsulates the best of modern living while honoring its traditional roots. Its prime location in Elviria offers a perfect balance of serenity and accessibility, making it an ideal choice for those seeking a tranquil retreat with all the conveniences of a dynamic community. Whether lounging by the pool, hosting family gatherings, or exploring the vibrant local scene, Villa Ania is a sanctuary that promises a life of comfort, security, and understated elegance.