



Property ID. 18282

Sold or rented out - Elviria Alta



## Villa - A uniqueness of an estate surrounded by glorious nature and breathtaking views - Guest villa thus free!

 7  7 + 1 wc  approx. (incl.guest villa) 870 m<sup>2</sup>  30.060 m<sup>2</sup>

Slightly removed from hustle and bustle of city life, but only 10 minutes drive to "Elviria's" centre, surrounded by glorious nature in sprawling park grounds with endless mature trees and offering breathtaking panoramic sea views all over the coast, this elegant manor stands resplendent, having been painstakingly built approx. in 2000. Inside, the rooms are particularly impressive for their stylish, elegant interior design. All of the detailing such as the high quality doors, walls and windows have been meticulously chose to fit in the rustic style of this mansion. The grand residence has an appointment that meets the most sophisticated of standards (like the economic heating system, etc.). Especially worthy of note are the elegant entrance hall with two adjoining salons and sitting rooms with fire place, the dining room with antique charm, and impressive terraces overlooking the park style garden down to the coastline. In addition the estate includes a staff apartment with one bed room in the main house, and a separate guest villa of approx. 270 m<sup>2</sup> with 3 bed rooms and own pool. Because the property has just inherited and is available for immediate sale, the price of € 4.500.000 was reduced for the main house on attractive € 2.250.000; the guest villa is thus free and will be included in the total price. We recommend quick action! > OFF MARKET!

**Asking price: € 2.250.000**

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<b>Area:</b>	Marbella East
<b>Terrace:</b>	0 m <sup>2</sup>
<b>Pool:</b>	2 x
<b>Air Conditioning:</b>	0
<b>Heating:</b>	yes (main villa: central gas heating, guest villa: under floor oil heating)
<b>Kitchen:</b>	2 x fully fitted
<b>Garage:</b>	2 cars + out door parking
<b>Views:</b>	Panoramic sea and mountain views
<b>Orientation:</b>	East - south - west - north facing
<b>Year Built:</b>	from 1999 - continuously updated
<b>Land Tax &amp; Community Fee:</b>	Current information on request

#### Features

lime and wooden floors, pre install.alarm, double glazing, shutters, mosquito nets, 5 open fire places, sprinkle system, well, pool shower, guest villa, staff accom., water deposit (12.000 l.), electric renewed 2013, generator, furniture negotiable

