



**Property type :** Detached Villa

**Location :** Elviria

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Optional

**Garden :** Private

**Orientation :** South

**Views :** garden

**Parking :** Closed Garage

**House area :** 241 m<sup>2</sup>

**Plot area :** 1084 m<sup>2</sup>

- ✓ Close to sea
- ✓ Utility room
- ✓ White goods

- ✓ Guest house
- ✓ Terrace
- ✓ Not furnished

- ✓ Storage room
- ✓ Solarium

INVESTMENT OPPORTUNITY IN ELVIRIA, WALKING DISTANCE TO AMENITIES AND THE BEST BEACHES IN MARBELLA EAST

Here you have the perfect opportunity to purchase a large plot with a villa and guesthouse walking distance to commercial areas of Elviria and the best beaches of the Costa del Sol. 5 minute walk to amenities and 10 minute walk to the beach!

The villa comprises 3 bedrooms and 3 bathrooms and an additional guest toilet in the main house. There is a roof top solarium which offers partial sea views overlooking the mature green areas of Elviria beach side. The guest house, which has recently been completely renovated, is distributed with a kitchen area, bedroom and bathroom, its self contained with its own separate entrance. The main living area, which needs full renovation, offers two bedrooms with ensuite bathrooms, a guest toilet and dining-lounge area and a fully equipped kitchen.

It has also garage space for 1 car and plenty of storage space, the land is 1084 m<sup>2</sup> and needs complete landscaping and a pool built. All the m<sup>2</sup> are fully registered and if potential buyer interested in adding an additional floor they would have to remove some m<sup>2</sup> from the main area. Overall a project with a lot of potential due to its location and plot size.

Renovation project not included in the price. Contact for more information. With the new project it would be converted into a 4 bedroom, there is also the possibility to add another floor



