



**Property type :** Detached Villa

**Location :** Elviria

**Bedrooms :** 8

**Bathrooms :** 8

**Swimming pool :** Private

**Garden :** Private

**Orientation :** Southwest

**Views :** Sea views

**Parking :** Closed Garage

**House area :** 376 m<sup>2</sup>

**Plot area :** 951 m<sup>2</sup>

- ✓ Close to golf
- ✓ Guest house
- ✓ Sauna
- ✓ White goods
- ✓ Barbecue

- ✓ Close to sea
- ✓ Fitted wardrobes
- ✓ Utility room
- ✓ Furnished

- ✓ Heated pool
- ✓ Storage room
- ✓ Terrace
- ✓ Airconditioning



A very special villa operating as a successful Bed&Breakfast!

The villa is located in green surroundings, and within walking distance to amenities in Elviria. It consists of a main house, a studio apartment with a separate entrance, and an annex house with another 2 bedrooms. In total 8 bedrooms and 8 bathrooms. Each bedroom suite is also equipped with a minibar. There is also a large roof terrace with a blockhouse.

The villa is equipped with all sorts of entertainment functions: A heated swimming pool, a golf putting green, a Finnish style outdoor sauna, BBQ-area, rooms for bikes, ATV-car and buggy.

The villa has Energy rating A as it is disconnected from mains electricity supply and runs solely on private solar panel system and electricity generator.

Suitable for a large family or as a Bed&Breakfast catering to golf groups, or friends and family visiting Costa del Sol for a shorter or longer stay.

Specific features:

Illuminated TROPICAL GARDEN ( big Washington- and Banana Palms) comes with:

- HEATED POOL with JETSTREAM,
- Golf area with PUTTING GREEN and Chipping-, and Pitching Mats,
- Finnish SAUNAHOUSE,
- Cascade and GOLDFISH POND,
- Tabletennis / Badminton area

TERRACE

- Covered terrace with SLIDING GLASS CURTAINS
- Part West: + breakfast and dining for 28 Persons.
- Part East: + BBQ and JACUZZI

LIVINGAREA with open fireplace

- + Buffet, ( airrefrigerator)
- + full fitted kitchen & Storage
- + drying room

ENERGY

- 10 kW peak Solar system on SUNTRACKER
- + ENERGY STORAGE on Batteries,
- + 15 kW Generator (Agrofuel )

ROOFTERRACE ( breathtaking views to Maroko/Gibraltar)

- thermally insulated BLOCKHOUSE with panoramic sliding windows
- fully fitted CHEF kitchen ,
- Office ( Desk top ),
- Storage,
- Bulkbed
- separate WC/ Showerbath ( No. 9)
- big TEXAS SMOKER (with Smokehouse)

GENERAL

- max. 26 sleeps
- SAT - TV
- Fiberglass WLAN (80 Mbps) and BOOSTER ANTENNA

The villa is offered as a running business (licensed touristic villa, with complete equipment inclusive WEB DOMAIN

- Walking distance to Elviria amenities and BEACH,
- 8 Km to MARBELLA , 13 Km to PUERTO BANUS,
- 38 Km to Malaga AIRPORT
- 1 Km to SANTA MARIA Golf Course (more than a dozen golf courses in 20 km radius)

