



## Fristående villa till salu i Elviria, Marbella

3 950 000 €

Referens: R4930954   Sovrum: 3   Badrum: 3   Komplot: 1 250m<sup>2</sup>   Bygga: 384m<sup>2</sup>   Terrass: 300m<sup>2</sup>







## Costa del Sol, Elviria

Exceptional villa located in residential Elviria reformed to a very high standard with stunning panoramic sea and mountain views. On entrance level the property consists of a fantastic open plan living-dining-kitchen area which leads out to an incredible exterior area with a very large, partly covered terrace, salt water heated pool with thermal blanket cover and an independent, covered, outdoor kitchen. A special feature in the dining area is an amazing wine cellar for 800 bottles, built into the floor, which is maintained at a constant temperature by an independent aircon machine. On this level is also a large bedroom with en-suite bathroom and patio doors leading out to the terrace and a guest toilet. Next to the kitchen is a small bedroom/office space which also has access to the terrace. On the first level there are 2 large bedrooms each with en-suite bathrooms and share a large, open, south facing terrace with exceptional views. Other important features of the property include: Large 2 car garage, with automatic door, which gives internal access to the villa, storage area, laundry room and machine room where the technical installation can be found. Underfloor heating via heated water piping is dimensioned to be more than adequate all the winter heating needs and cold air conditioning throughout the whole property for summer. Both systems use Daiken machines. Wood burning fireplace in the living area. 21 Solar panels with inverters and batteries provides between 70 and 80% of all electric necessities in the summer and approximately 30 to 35 % in the winter months. Miele appliances in the kitchen and laundry room. Water purifier with separate drinking water tap. Interior and exterior alarm system with 13 cameras and movement detectors connected to Lip Seguridad and with TV monitors inside the villa. Controllable by a mobile phone. All windows and patio doors have unbreakable security glass and automatic electric shutters. Front door is a metal reinforced security door. When the external alarm is activated all shutters automatically close making the villa completely secure. WiFi connection inside and out via repeaters so there is always a strong signal. Outdoor kitchen has a gas grill, charcoal grill, gas stove, refrigerator, sink and granite worktops. The garden lights are divided into 6 zones with light sensors that can be manually operated and also switch on automatically at night and off in the morning. Hot water is plumbed individually to all hot water taps in the property for instant hot water avoiding waiting and wasting water. Salt water pool with thermal blanket type cover which absorbs the sun's heat to warm up the pool. Also heated by a heat pump with heat exchanger which can heat the pool in excess of 28 degrees in winter.



## Funktioner:

### Drag

Täckt terrass  
Privat terrass  
Förråd  
Badrum  
Marmorgolv  
Dubbelglas  
Monterade garderober  
Wifi  
Domotik  
Källare  
Fiberoptisk

### Åsikter

Hav  
Fjäll  
Panorama  
Slå samman  
Skog  
Slå samman  
Uppvärm  
Trädgård  
Privat  
Enkelt underhåll

### Verktyg

Elektricitet  
Fotovoltaiska solpaneler  
Soluppvärmning  
CO2 -utsläppsgradering  
C

### Orientering

Söder  
Sydväst

### Miljö

Nära golf  
Urbanisering  
Nära skolor

### Möbler

Del inredd  
Säkerhet  
Larmsystem  
Elektriska persienner  
Posttelefon

### Kategori

Återförsäljning

### Klimatkontroll

Luftkonditionering  
Kall A/C  
Öppen spis  
Centralvärme  
U/f uppvärmning  
U/f/h badrum

### Skick

Excellent

### Kök

Fullmonterad  
Parkering  
Garage  
Privat  
Täckt  
Mer än en  
Energikärl  
C