

VELMARNE DEVELOPMENTS

Elviria Residence

Luxury Sustainable Living in Marbella



A New Standard of Living

A contemporary villa designed to merge architecture, nature and well-being. Located in one of Marbella's most exclusive areas, this residence combines timeless design, sustainability and absolute privacy — a rare synthesis of the considered and the effortless.

The architecture does not impose itself upon the landscape but converses with it. Every detail, from the orientation of the glazing to the selection of natural materials, has been conceived with a singular purpose: to create an environment in which life feels both elevated and deeply unhurried.

This is not simply a home to live in. It is a home designed to be *felt* — in the quality of light that moves through its spaces at different hours, in the textural warmth of its surfaces, in the profound stillness of its private gardens. A residence that rewards those who seek permanence over spectacle, and authenticity over excess.

A home created not only to live in — but to feel.

A Property Defined by Space and Privacy

Set on a generous **1,215 m² plot**, this villa commands a rare sense of openness that is increasingly difficult to find in Marbella's most sought-after enclaves. The land has been curated to offer both visual breadth and absolute seclusion — a private world within one of the Costa del Sol's most prestigious addresses.

With approximately **450 m² of built area**, the architecture unfolds across multiple levels with deliberate grace. The rooftop terrace and expansive outdoor spaces extend the living environment far beyond its interior boundaries, creating a seamless continuum between architecture and the Mediterranean landscape that surrounds it.

The property has been designed to maximise comfort, privacy and lifestyle at every scale — from the sweep of the main living spaces to the considered intimacy of each private suite. True balance between form and the natural world it inhabits.

1,215

m² Plot

Generous land offering openness and absolute privacy

450

m² Built

Across multiple levels of refined living space

3

Levels

Main floor, upper floor and basement

1

Private Lift

Connecting all floors with effortless elegance

Elviria — One of Marbella's Most Exclusive Areas

A privileged location is the silent foundation upon which every great residence rests. Elviria occupies a particularly distinguished position within the Marbella landscape — a locale that combines the tranquillity of protected green surroundings with discreet proximity to the very best that the Costa del Sol has to offer.

The estate sits within minutes of Marbella's historic centre and its most pristine shoreline, yet feels entirely removed from the currents of daily life. The land immediately behind the property benefits from protected status, offering a guarantee of natural privacy that no boundary wall alone could provide — and a permanence of outlook that is, in today's market, genuinely rare.

Privileged Proximity

- 10 minutes to Marbella centre
- Close to premium beaches
- Near Greenlife Golf & El Lago Restaurant
- International schools nearby
- Full range of premium services accessible

Protected Surroundings

The land behind the property holds protected status, ensuring that the natural landscape to the rear remains undisturbed indefinitely. For the discerning buyer, this is not a detail — it is a fundamental assurance of long-term value and the preservation of an irreplaceable sense of place.

Surrounded by carefully maintained green areas and mature Mediterranean vegetation, the setting offers a quality of environment that is both restorative and enduring.



Contemporary Architecture with Mediterranean Soul

The architecture of the Elviria Residence is defined by restraint — a rigorous commitment to the essential that results in spaces of extraordinary presence. Clean horizontal lines, generous overhangs and a considered palette of natural stone, timber and glass compose a façade that is both unmistakably contemporary and deeply rooted in its Mediterranean context.

Large format glazing dissolves the boundary between interior and exterior, flooding the living spaces with light and framing the surrounding garden and sky as a living panorama. The home breathes with its landscape, responding to the rhythms of the Andalusian light across the course of each day — from the cool clarity of morning to the deep warmth of the evening hours.

Material warmth is present at every scale. Textured stone surfaces contrast with smooth render. Raw timber grain sits alongside refined metalwork. These are not merely finishing choices — they are the architectural vocabulary through which the residence communicates its character: composed, considered, and quietly assured.



Clean Lines

Rigorous contemporary geometry in conversation with the Mediterranean horizon



Natural Materials

Stone, timber and glass selected for their warmth, texture and longevity



Indoor–Outdoor Flow

Floor-to-ceiling glazing creates a seamless continuum between interior and landscape

Advanced Wood Frame Construction

The Elviria Residence is built using a high-performance wood frame structural system — a method long established as the benchmark for residential construction across Northern Europe, Scandinavia and North America, and now applied here with full rigour to the Mediterranean context. This is not a concession to trend; it is a considered technical choice in the service of long-term comfort and environmental integrity.

Wood frame construction delivers a level of thermal performance and energy efficiency that conventional masonry methods cannot match. The envelope of the building behaves as a precision instrument — regulating internal temperature, minimising heat loss and responding intelligently to seasonal variation. The result is a home that maintains ideal living conditions year-round with substantially reduced energy consumption.

Beyond its performance credentials, this method of construction offers a precision and dimensional accuracy that elevates the quality of every finish. Walls are true. Interfaces are exact. The premium material palette specified for the interior — stone, timber, custom joinery — is applied to a substrate that merits it. The durability and structural integrity of the building are, in the fullest sense of the word, engineered.

Superior Thermal Insulation

An exceptionally well-sealed envelope maintains ideal internal conditions across all seasons, reducing reliance on mechanical heating and cooling.

High Energy Efficiency

Reduced energy consumption without compromise to comfort — a measurable long-term advantage for the discerning owner.

Sustainable by Design

Timber is a renewable, low-embodied-carbon structural material. The choice aligns with a broader commitment to responsible, forward-thinking development.

Precision and Durability

Engineered to exacting tolerances, the structure provides a foundation of lasting quality and dimensional stability over decades of use.

Thoughtfully Designed Living Spaces

The distribution of the Elviria Residence reflects a deep understanding of how a contemporary family actually inhabits a home — the movement between public and private, social and contemplative, the flow from interior to the warmth of the garden beyond. Each level has been conceived as a distinct yet connected world within the whole.

Main Floor

An open-plan living, dining and kitchen space of exceptional proportion, with direct access to terraces, garden and the infinity pool. The principal gathering space of the home — generous, luminous and entirely at ease with the landscape it opens onto.

Upper Floor

Three bedrooms and three bathrooms, including a master suite of true hotel calibre. Each room is oriented and detailed to provide privacy, comfort and a considered connection to the natural light and views that Elviria affords.

Basement

A large multipurpose level of remarkable flexibility — adaptable as a private gym, home cinema, wine cellar, additional guest suite or a combination thereof. A space that expands the possibilities of the home to match the life of its owner.

The private lift connects all levels with effortless ease, ensuring that the full vertical breadth of the residence is always accessible — a detail that speaks to the attention given to the lived experience of the home in its every dimension.

Floor Plans

The villa is distributed across three distinct levels, each contributing a different dimension to the residential experience. The floor plans have been drawn with a clear organisational logic — clarity of circulation, generosity of proportion and a hierarchy of spaces that places the most significant living areas in direct dialogue with the finest aspects of the site.

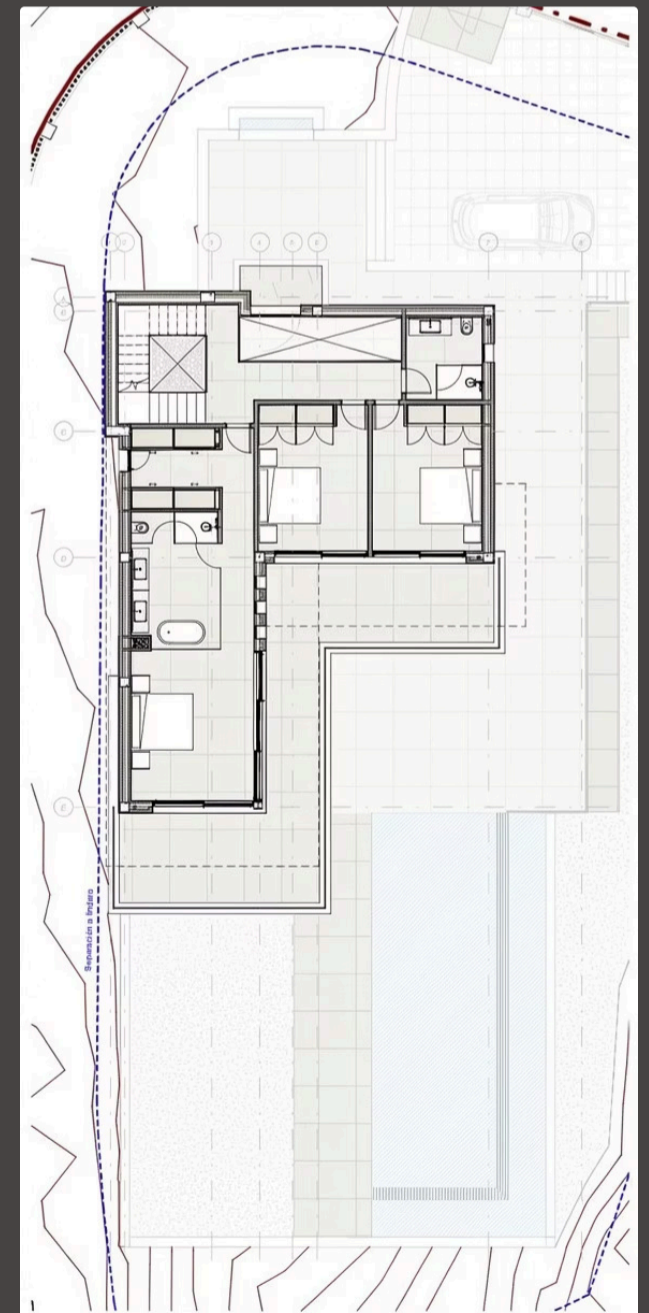
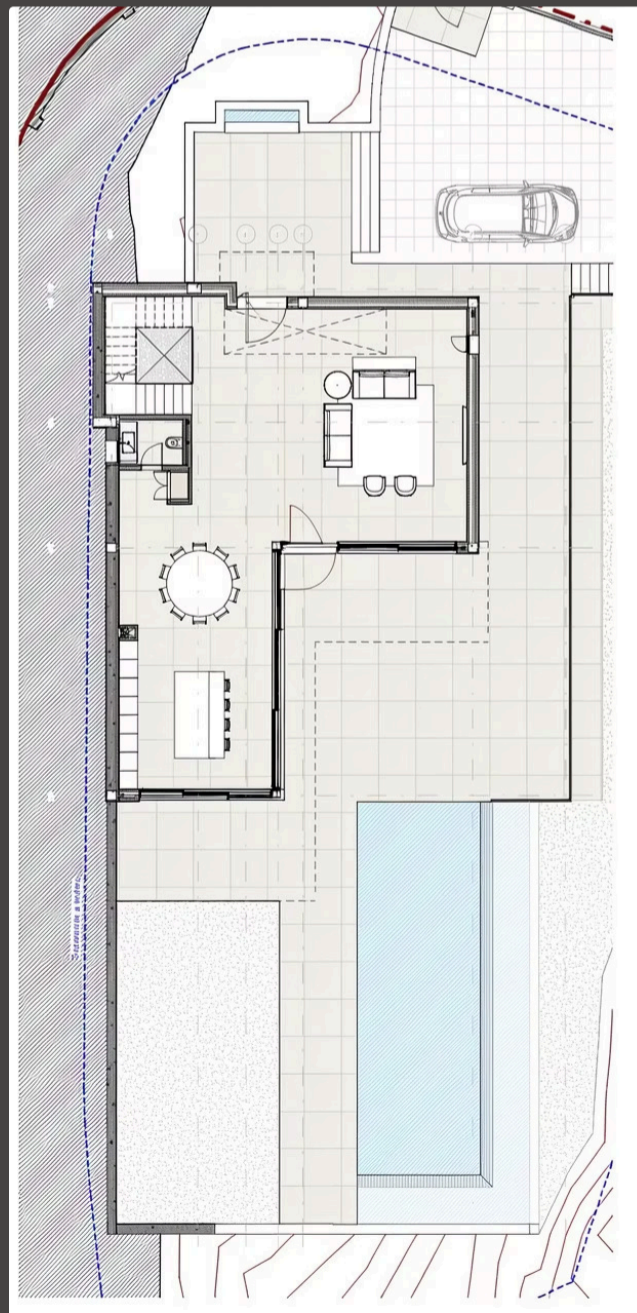
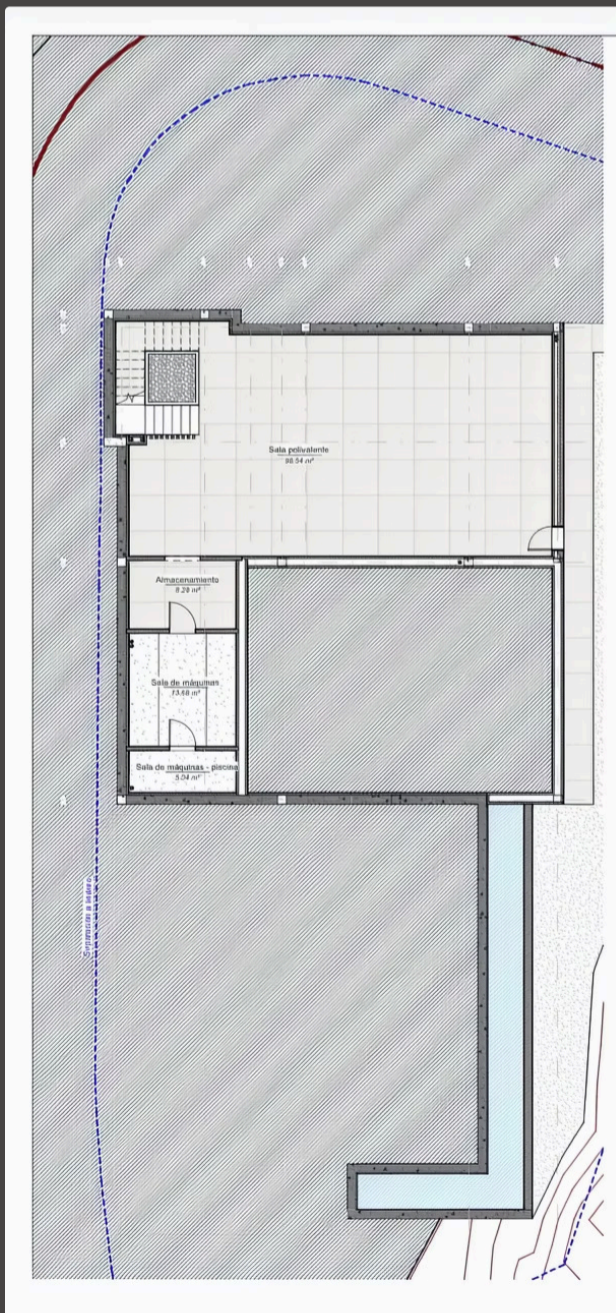
Key Figures

- **Plot:** 1,215 m²
- **Built area:** approx. 450 m²
- **Levels:** Main Floor, Upper Floor, Basement
- **Rooftop:** Private terrace
- **Outdoor:** Terraces, pool, garden
- **Vertical circulation:** Private lift + staircase

Design Philosophy

Every square metre of the floor plans serves the quality of life of its occupants. There are no wasted corridors, no compromised rooms, no spaces that feel residual. The basement provides genuine flexibility — a level that can evolve with the needs and interests of the owner over time. The rooftop terrace extends the living area into the sky, adding an entirely distinct dimension to daily life in the residence.

Designed to offer space, privacy and adaptability — the three qualities that define a home of lasting value.



Key Features

The Elviria Residence has been specified to the standards one would expect of a development at this level — not as a list of amenities, but as a considered collection of features that together define a particular quality of life. Each element has been selected for its contribution to the experience of the home, not merely its market position.



Infinity Pool

A pool that dissolves into the surrounding landscape — designed as a visual and experiential centrepiece of the outdoor living environment.



Chill-Out Lounge

An outdoor lounge conceived for long evenings and unhurried afternoons — sheltered, comfortable and entirely private.



Rooftop Terrace

A private elevated platform with open views — an exclusive extension of the home, ideal for both contemplation and social occasion.



Private Elevator

Connecting all levels of the residence with seamless, effortless ease — a refinement that elevates daily life in the fullest sense.

Floor-to-Ceiling Windows

Expansive Terraces

Premium Finishes Throughout

Outdoor Living Redefined

Marbella's climate is, without question, one of its greatest gifts — and the Elviria Residence has been designed to receive that gift in full. The outdoor spaces do not function as a peripheral appendage to the interior but as an equal and inseparable part of the home's total living environment. Here, the boundary between inside and outside is a threshold, not a boundary.

The terraces, pool deck and garden spaces have been composed to offer a range of distinct outdoor experiences: the animated gathering of an evening by the pool, the solitary pleasure of an early morning on a private terrace, the shade of a covered lounge on a warm afternoon. Each space has its own character, its own light and its own relationship to the architecture that frames it.

The infinity pool occupies its position in the garden as a work of landscape design as much as a functional amenity. The chill-out zone, adjacent to the pool, provides a genuinely comfortable outdoor living room — furnished and sheltered to allow use throughout the year. The garden as a whole is conceived as a Mediterranean landscape — considered, low-maintenance and entirely in keeping with the character of its setting.

Spaces for relaxation, entertainment and a profound connection with the natural world. Designed to fully embrace the singular gift of Marbella's climate.



Warm Minimalism

The interior concept of the Elviria Residence is guided by a single, exacting principle: that true luxury is not found in excess but in the quality of what remains when everything superfluous has been removed. The result is an interior language of warm minimalism — calm, balanced and deeply timeless.

Natural materials are the primary medium. Stone floors of generous format. Timber surfaces that carry the warmth of the grain. Soft textiles in a palette drawn from the tones of the Mediterranean landscape — warm sand, pale stone, olive and the muted ochre of afternoon light. These are materials that improve with age, that develop a patina of lived experience and that speak to a sensibility more concerned with permanence than novelty.

The furniture specification and built-in joinery have been conceived as part of the architecture — not as separate layers applied after the fact, but as integral elements of each space. Proportions are generous. Details are resolved. The experience of moving through these rooms is one of quiet, sustained satisfaction — an environment that asks nothing of its occupants but to be present within it.

Natural Stone
Flooring

Bespoke Timber
Joinery

Neutral
Mediterranean
Palette

Premium
Specification
Throughout



Interior Concept

The interior images presented are visual concepts, created to illustrate the potential atmosphere and design language of the villa.

They reflect a refined approach combining natural materials, warm tones and contemporary elegance.

Interior design is not included in the base project. However, a fully tailored interior design service can be provided upon request.

Interior images are for illustrative purposes only. Interior design is not included in the base project and can be offered as an additional service.



Elevated Living

The rooftop terrace of the Elviria Residence occupies a position entirely apart from the rest of the home — a private domain defined by open sky, the sweep of the surrounding landscape and the particular quality of light that belongs to this elevated vantage point above Marbella's most distinguished hillside.

Designed as an exclusive extension of the living environment, the rooftop offers the full range of outdoor experience within a single, cohesive space. A lounge area furnished for the long afternoon. A sunbathing terrace oriented to receive the best of the Andalusian light. Social space flexible enough to accommodate an intimate dinner or a gathering of friends in the warm evening air. All of this within the absolute privacy that the position of the property, and the protected land beyond it, guarantees.

There is something irreplaceable about a space that sits above the world — that offers perspective, openness and the freedom of the horizon. The rooftop terrace of the Elviria Residence is precisely that: a place of elevation in every sense of the word.



Outdoor Lounge

Furnished and conceived for ease and long afternoons



Sunbathing Terrace

Oriented for the finest exposure to the Andalusian sun



Social Entertaining

A venue for memorable evenings under open skies

A Unique Opportunity in Marbella

The Elviria Residence represents a convergence of circumstances that the current Marbella market renders genuinely exceptional. Prime land of this scale and quality, in a location of this calibre, with the protections that this site affords, does not present itself with regularity. The opportunity to acquire a newly conceived villa of this architectural integrity — built to the highest contemporary standards of sustainability and specification — is, by any measure, rare.

The residence has been conceived for the international buyer who understands that true value resides not in the transient but in the enduring: in the quality of the architecture, the integrity of the construction, the irreplaceability of the location and the permanence of the landscape. It is a home that will grow in stature and desirability as the market around it evolves — anchored by foundations, both literal and figurative, of the highest order.

For those who seek exclusivity without ostentation, quality without compromise and a sense of place that is genuinely irreplaceable, the Elviria Residence offers something that cannot be manufactured: a home of authentic character in one of Europe's most distinguished addresses.

Prime Location

Elviria, Marbella — protected natural surroundings with immediate access to the finest amenities of the Costa del Sol

Architectural Design

A contemporary vision of Mediterranean living — timeless, considered and entirely resolved

Sustainable Construction

High-performance wood frame building — a benchmark of energy efficiency, precision and long-term value

- ❏ Created for an international buyer seeking exclusivity, quality and long-term value in one of Europe's most distinguished residential addresses.



VELMARNE DEVELOPMENTS

Private Enquiries Only

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Elviria Residence

Marbella, Costa del Sol, Spain

Private viewing by appointment only

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