



Detached Villa for sale in El Rosario, Marbella

995,000 €

Reference: R5017084 Bedrooms: 3 Bathrooms: 2 Plot Size: 1,575m² Build Size: 148m² Terrace: 40m²





Costa del Sol, El Rosario

EXCLUSIVE : Experience luxury and exclusivity in the prestigious El Rosario residential area of Marbella!

Imagine waking up every day in a privileged setting, just steps away from two magnificent golf courses: Santa Clara and Marbella Golf Country Club; the exclusive Real Club de Tenis de Marbella; and the prestigious bilingual schools: Las Chapas and English International College. In addition to the magnificent La Cañada Shopping Center, which is just a ten-minute drive away, this is the lifestyle offered by this impressive villa, located in one of the most coveted locations on the Costa del Sol.

Would you like to relax on the same beaches where international celebrities swim? This villa is just a fifteen-minute walk from the famous El Alicate beach, or just three minutes by car.

Or perhaps enjoy the best marinas on the Costa del Sol (such as Puerto Banús) for sailing or enjoying enchanting evenings of leisure? Here you have them all at your fingertips.

This spectacular villa is located on a completely flat 1,575 m² plot, combining elegance with good taste. It currently has a surface area of 148 m² on one floor, distributed as follows:

Spacious living room

Separate kitchen

Three bedrooms

Two bathrooms (one en suite with the master bedroom)

Porch and terrace

Furthermore, it has permission to expand the building to 472.50 m², allowing you to customize it to make it the home of your dreams. All surrounded by beautiful gardens and a lovely pool that give you the privacy and tranquility you seek.

This is a unique opportunity!

Don't miss out on this gem in one of Marbella's most exclusive enclaves. Contact us today to schedule a viewing and discover why this villa is the perfect place for your next home.

In compliance with Andalusian Regional Government Decree 2182005 of October 11, the customer is informed that notary and registry fees, property tax (ITPo in this case VAT), and other expenses inherent to the purchase are not included in the price.

**Features:****Features**

Covered Terrace
Near Transport
Private Terrace
Satellite TV
Storage Room
Ensuite Bathroom
Fitted Wardrobes
Utility Room
Barbeque
WiFi
Fiber Optic
Access for people with reduced
mobility
Car Hire Facility

Setting

Commercial Area
Beachside
Close To Golf
Urbanisation
Close To Sea
Close To Shops
Close To Schools

Furniture

Part Furnished

Security

Gated Complex
Alarm System
Entry Phone

Category

With Planning Permission

Orientation

South West

Condition

Good

Kitchen

Fully Fitted

Parking

Garage
Private

Climate Control

Air Conditioning
Cold A/C
Hot A/C

Pool

Private

Garden

Private

Utilities

Electricity
Drinkable Water
Telephone