



## Detached Villa for sale in El Rosario, Marbella

**995.000 €**

Referenz: R5017084    Schlafzimmer: 3    Badezimmer: 2    Grundstücksgröße: 1.575m<sup>2</sup>    Garten: 148m<sup>2</sup>    Terrasse: 40m<sup>2</sup>







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## 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 Tennis 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 m<sup>2</sup> plot, combining elegance with good taste. It currently has a surface area of 148 m<sup>2</sup> 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 m<sup>2</sup>, 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.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Satellitenfernsehen  
Lagerraum  
Badezimmer  
Einstellungsschränke  
W-lan  
Versorgungsraum  
Grill  
Autovermietung  
Glasfaser  
Zugang für Menschen mit reduzierter  
Mobilität

### Einstellung

Gewerbegebiet  
Strand  
In der Nähe von Golf  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe von Schulen

### Möbel

Teil eingerichtet

### Sicherheit

Gated Complex  
Alarmanlage  
Eingabetelefon

### Kategorie

Mit Baugenehmigung

### Orientierung

Südwesten

### Zustand

Gut

### Küche

Voll ausgestattet

### Parken

Garage  
Privat

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.

### Pool

Privater Pool

### Garten

Privater Garten

### Versorgungsunternehmen

Strom  
Trinkbares Wasser  
Telefon