



## Detached Villa for sale in El Rosario, Marbella

**2.595.000 €**

Referenz: R5237761   Schlafzimmer: 6   Grundstücksgröße: 1.097m<sup>2</sup>   Garten: 342m<sup>2</sup>





## Costa del Sol, El Rosario

This refined villa in El Rosario offers privacy, comfort and Mediterranean living on a 1,097 m<sup>2</sup> plot with a total of 342 m<sup>2</sup> built. Its south-west orientation ensures bright interiors and beautiful sunset views. The main living space opens directly to the garden and pool, creating a seamless indoor-outdoor lifestyle. The fully fitted contemporary kitchen includes a separate pantry/scullery area, providing excellent practicality for everyday use as well as relaxed entertaining. The home currently offers five bedrooms and four bathrooms, plus a sixth room used as a study that can be converted into an additional bedroom. The primary suite includes a walk-in wardrobe, en-suite bathroom and access to the terrace. Outside, the property features a private pool, landscaped garden, multiple terraces and a solarium for year-round enjoyment. There are solar panels enhancing energy efficiency and parking for two cars on the property. An additional 45 m<sup>2</sup> of enclosed space on the lower level provides useful extra room for storage or future conversion. A secondary access to the upper level adds convenience for families or hosting guests. Located just a 5-minute drive from the beach and close to golf, international schools, shops and restaurants, the villa combines a peaceful residential setting with excellent access to Marbella's amenities, making it suitable for full-time living or as a high-yield rental investment. Property Highlights: - South-west orientation - Touristic license in place - Five bedrooms plus study - 5-minute drive from the beach - Private pool and landscaped outdoor areas - Contemporary fitted kitchen with pantry - Solar panels - Solarium and multiple terraces - 45 m<sup>2</sup> enclosed lower-level space for storage or future use



## Eigenschaften:

<b>Merkmale</b>	<b>Orientierung</b>	<b>Klimakontrolle</b>
Überdachte Terrasse	Südwesten	Klimaanlage
In der Nähe des Transports		Kamin
Private Terrasse		
Lagerraum		
Einstellungsschränke		
Solarium		
Grill		
<b>Ansichten</b>	<b>Einstellung</b>	<b>Zustand</b>
Meer	Strand	Exzellenz
Garten	In der Nähe von Golf	
Pool	In der Nähe des Meeres	
	In der Nähe von Geschäften	
	In der Nähe von Schulen	
<b>Pool</b>	<b>Möbel</b>	<b>Garten</b>
Privater Pool	Teil eingerichtet	Privater Garten
<b>Parken</b>	<b>Versorgungsunternehmen</b>	<b>Kategorie</b>
Bedeckt	Sonnenwasserheizung	Luxus
Mehr als eins		