



## Detached Villa for sale in El Rosario, Marbella

**2,595,000 €**

Reference: R5237761   Bedrooms: 6   Plot Size: 1,097m<sup>2</sup>   Build Size: 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



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South West	Air Conditioning
Near Transport		Fireplace
Private Terrace		
Storage Room		
Fitted Wardrobes		
Solarium		
Barbeque		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Sea	Beachside	Excellent
Garden	Close To Golf	
Pool	Close To Sea	
	Close To Shops	
	Close To Schools	
<b>Pool</b>	<b>Furniture</b>	<b>Garden</b>
Private Pool	Part Furnished	Private Garden
<b>Parking</b>	<b>Utilities</b>	<b>Category</b>
Covered	Solar water heating	Luxury
More Than One		