



## Detached Villa for sale in El Rosario, Marbella

2 595 000 €

Ссылка: R5237761    спальни: 6    Размер участка: 1 097m<sup>2</sup>    Размер сборки: 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





## Характеристики:

### Функции

Покрытая терраса  
Рядом с транспортом  
Частная терраса  
Хранилище  
Приспособленные шкафы  
Солярий  
Барбекю

### Виды

Море  
Сад  
Бассейн

### Бассейн

Частный бассейн

### Стоянка

Покрытый  
Более одного

### Ориентация

Юго -запад

### Параметр

Пляжный  
Рядом с гольфом  
Рядом с морем  
Рядом с магазинами  
Рядом с школами

### Мебель

Часть мебелирована

### Коммунальные услуги

Солнечная вода отопление

### Климат -контроль

Кондиционер  
Камин

### Состояние

Отличный

### Сад

Частный сад

### Категория

Роскошь