



## Abstandsvilla zum Verkauf in El Rosario, Marbella

2.900.000 €

Referenz: R5173849 Schlafzimmer: 7 Badezimmer: 6 Grundstücksgröße: 1.200m<sup>2</sup> Garten: 647m<sup>2</sup>





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## Costa del Sol, El Rosario

Fantastic villa in El Rosario-Chapas just 200 metres from the sea! Located in one of the most sought-after areas of Marbella East, in the well-known urbanisation of El Rosario-Chapas, this detached villa stands out for its privileged location: just 200 metres from the beach and surrounded by all essential amenities (restaurants, beach bars, school, supermarket, café, tennis club, pharmacy and several golf courses). The property has a large plot with an established garden, mature vegetation and a private swimming pool, all with an excellent south-facing orientation that guarantees sun and light throughout the day. The property is distributed over three levels: -Main floor: Large living-dining room with fireplace and direct access to the porch and garden, large fully equipped kitchen with utility room, an additional room, a guest toilet and an en-suite bedroom ideal for staff or guests. -Upper floor: 4 double bedrooms, two of them en-suite and the other two sharing a bathroom, all connected by a terrace with pleasant views of the garden. -Ground floor: Spacious living room with en-suite bathroom, utility room, storage room and a garage with capacity for at least 5 vehicles. Among its amenities, the villa has hot and cold air conditioning and underfloor heating throughout the property, ensuring comfort all year round. This is a unique property, ideal both as a primary residence and as a second home, in an established, quiet, safe area with unbeatable surroundings by the sea.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Private Terrasse  
Lagerraum  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
Versorgungsraum  
Personalunterkunft  
Keller  
Glasfaser

### Ansichten

Garten

### Pool

Privat

### Sicherheit

24 -Stunden -Sicherheit  
Eingabetelefon

### Orientierung

Süden

### Einstellung

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

### Küche

Voll ausgestattet

### Parken

Garage  
Mehr als eins

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.  
Kamin  
U/f Heizung

### Zustand

Gut

### Garten

Privat