



## Villa détachée à vendre à El Rosario, Marbella

2 500 000 €

Référence: R5253511    Chambres: 4    Bain: 5    Construite: 380m<sup>2</sup>    Terrasse: 60m<sup>2</sup>





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## Costa del Sol, El Rosario

New Build Villa 500m from the Beach – Marbella

New build villa in Marbella, currently under construction, located just 500 meters from the beach and a short walk from the school, in a quiet and well-connected residential area. Next to the Tennis Club and only a 5-minute drive from the hospital and Marbella town center.

The property will have 380 m<sup>2</sup> built (312 m<sup>2</sup> usable space), distributed across 4 bedrooms and 5 bathrooms, with spacious and bright rooms. The bedrooms enjoy sea views, and the living room opens onto a covered porch and a private pool, creating an ideal space to enjoy the Costa del Sol climate year-round.

The project offers the possibility of customizing the layout and finishes, adapting the property to the buyer's taste. It will be delivered with high-quality materials, fittings, and energy efficiency features.

Includes parking for two vehicles, built-in wardrobes, a storage room, terraces and balconies, south-facing orientation, and an A energy rating, guaranteeing comfort, natural light, and low energy consumption. The property is adapted for people with reduced mobility.

Expected delivery: April 2026

An excellent opportunity to own a brand-new villa in one of Marbella's most sought-after areas.



## Spécification:

### Caractéristiques

Près du transport  
Terrasse privée  
Salle de stockage  
Salle de bain attenante  
Double vitrage  
Armoires ajustées  
Buanderie  
Sous-sol

### Vues

Mer  
Jardin

### Piscine

Private

### Jardin

Private

### Services publics

Électricité  
Panneaux solaires photovoltaïques

### Orientation

Sud

### Paramètre

En bord de mer  
Près du golf  
Près de la mer  
Près des écoles

### Meubles

Non meublé

### Sécurité

Téléphone d'entrée

### Catégorie

Investissement  
Luxe

### Climatisation

Climatisation

### Condition

Nouvelle construction

### Cuisine

Entièrement équipé

### Parking

Garage  
Covered