



## Vrijstaande Villa te koop in El Rosario, Marbella

2.500.000 €

Referentie: R5253511 Slaapkamers: 4 Badkamers: 5 Perceelgrootte: 380m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Nabij vervoer  
Privé Terras  
Berging  
Ensuite badkamer  
Dubbele beglazing  
Inbouwkasten  
Bijkeuken  
Kelder

### Uitzicht

Zeezicht  
Garden Views

### Zwembad

private Pool

### Tuin

private Garden

### Voorzieningen

Elektriciteit  
Fotovoltaïsche zonnepanelen

### Zonorientatie

zuiden

### Ligging

Dicht bij strand  
Dichtbij golfbaan  
Dichtbij zee  
Dichtbij scholen

### Meubilering

Ongemeubileerd

### Beveiliging

Deurbel met intercom

### Categorie

Investering  
Luxe

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Nieuwbouw

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

garage  
overdekte parkeerplaats