



## Detached Villa for sale in El Rosario, Marbella

**995,000 €**

Reference: R5017084    Bedrooms: 3    Bathrooms: 2    Plot Size: 1,575m<sup>2</sup>    Build Size: 148m<sup>2</sup>    Terrace: 40m<sup>2</sup>





## Costa del Sol, El Rosario

**EXCLUSIVE :** Experience luxury and exclusivity in the prestigious El Rosario residential area of Marbella!

Imagine waking up every day in a privileged setting, just steps away from two magnificent golf courses: Santa Clara and Marbella Golf Country Club; the exclusive Real Club de Tenis de Marbella; and the prestigious bilingual schools: Las Chapas and English International College. In addition to the magnificent La Cañada Shopping Center, which is just a ten-minute drive away, this is the lifestyle offered by this impressive villa, located in one of the most coveted locations on the Costa del Sol.

Would you like to relax on the same beaches where international celebrities swim? This villa is just a fifteen-minute walk from the famous El Alicate beach, or just three minutes by car.

Or perhaps enjoy the best marinas on the Costa del Sol (such as Puerto Banús) for sailing or enjoying enchanting evenings of leisure? Here you have them all at your fingertips.

This spectacular villa is located on a completely flat 1,575 m<sup>2</sup> plot, combining elegance with good taste. It currently has a surface area of 148 m<sup>2</sup> on one floor, distributed as follows:

Spacious living room

Separate kitchen

Three bedrooms

Two bathrooms (one en suite with the master bedroom)

Porch and terrace

Furthermore, it has permission to expand the building to 472.50 m<sup>2</sup>, allowing you to customize it to make it the home of your dreams. All surrounded by beautiful gardens and a lovely pool that give you the privacy and tranquility you seek.

This is a unique opportunity!

Don't miss out on this gem in one of Marbella's most exclusive enclaves. Contact us today to schedule a viewing and discover why this villa is the perfect place for your next home.

In compliance with Andalusian Regional Government Decree 2182005 of October 11, the customer is informed that notary and registry fees, property tax (ITPo in this case VAT), and other expenses inherent to the purchase are not included in the price.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
WiFi  
Utility Room  
Barbeque  
Car Hire Facility  
Fiber Optic  
Access for people with reduced mobility

### Setting

Commercial Area  
Beachside  
Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools

### Furniture

Part Furnished

### Security

Gated Complex  
Alarm System  
Entry Phone

### Category

With Planning Permission

### Orientation

South West

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Garage  
Private

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Pool

Private

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Telephone