



## Fristående villa till salu i El Rosario, Marbella

1 050 000 €

Referens: R5017084   Sovrum: 3   Badrum: 2   Komplot: 1 575m<sup>2</sup>   Bygga: 148m<sup>2</sup>   Terrass: 40m<sup>2</sup>





## Costa del Sol, El Rosario

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 Tennis 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.





## Funktioner:

### Drag

Täckt terrass  
Nära transport  
Privat terrass  
Satellit -tv  
Förråd  
Badrum  
Monterade garderober  
Wifi  
Förråd  
Grilla  
Biluthyrningsanläggning  
Fiberoptisk  
Tillgång för personer med minskad rörlighet

### Miljö

Handelsområde  
Strandkant  
Nära golf  
Urbanisering  
Nära havet  
Nära butiker  
Nära skolor

### Möbler

Del inredd

### Säkerhet

Gated complex  
Larmsystem  
Posttelefon

### Kategori

Med planeringstillstånd

### Orientering

Sydväst

### Skick

Bra

### Kök

Fullmonterad

### Parkering

Garage  
Privat

### Klimatkontroll

Luftkonditionering  
Kall A/C  
Heta a/c

### Slå samman

Privat

### Trädgård

Privat

### Verktyg

Elektricitet  
Dricksvatten  
Telefon