



## Vrijstaande Villa te koop in El Rosario, Marbella

2.380.000 €

Referentie: R5237761 Slaapkamers: 6 Badkamers: 5 Plotgrootte: 1.097m<sup>2</sup> Perceelgrootte: 342m<sup>2</sup>





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## Costa del Sol, El Rosario

This refined villa in El Rosario offers privacy, comfort and Mediterranean living on a 1,097 m<sup>2</sup> plot with a total of 342 m<sup>2</sup> built. Its south-west orientation ensures bright interiors and beautiful sunset views.

The main living space opens directly to the garden and pool, creating a seamless indoor-outdoor lifestyle. The fully fitted contemporary kitchen includes a separate pantry/scullery area, providing excellent practicality for everyday use as well as relaxed entertaining.

The home currently offers five bedrooms and four bathrooms, plus a sixth room used as a study that can be converted into an additional bedroom. The primary suite includes a walk-in wardrobe, en-suite bathroom and access to the terrace.

Outside, the property features a private pool, landscaped garden, multiple terraces and a solarium for year-round enjoyment. There are solar panels enhancing energy efficiency and parking for two cars on the property.

An additional 45 m<sup>2</sup> of enclosed space on the lower level provides useful extra room for storage or future conversion.

A secondary access to the upper level adds convenience for families or hosting guests.

Located just a 5-minute drive from the beach and close to golf, international schools, shops and restaurants, the villa combines a peaceful residential setting with excellent access to Marbella's amenities, making it suitable for full-time living or as a high-yield rental investment.

### Property Highlights:

- South-west orientation
- Touristic license in place
- Five bedrooms plus study
- 5-minute drive from the beach
- Private pool and landscaped outdoor areas
- Contemporary fitted kitchen with pantry
- Solar panels
- Solarium and multiple terraces
- 45 m<sup>2</sup> enclosed lower-level space for storage or future use



## Kenmerken:

### Extra's

Overdekt terras

Nabij vervoer

Privé Terras

Berging

Inbouwkasten

Zonbank

Barbecue

### Uitzicht

Zeezicht

Garden Views

Pool Bekeken

### Zwembad

private Pool

### Parkeergelegenheid

overdekte parkeerplaats

More Than One

### Zonorientatie

South West Orientation

### Ligging

Dicht bij strand

Dichtbij golfbaan

Dichtbij zee

Dicht bij winkels

Dichtbij scholen

### Meubilering

Gedeeltelijk gemeubileerd

### Voorzieningen

Zonne-energie water verwarming

### Klimaatbeheersing

Airconditioning

Open haard

### Huidige Staat

Uitstekende conditie

### Tuin

private Garden

### Categorie

Luxe