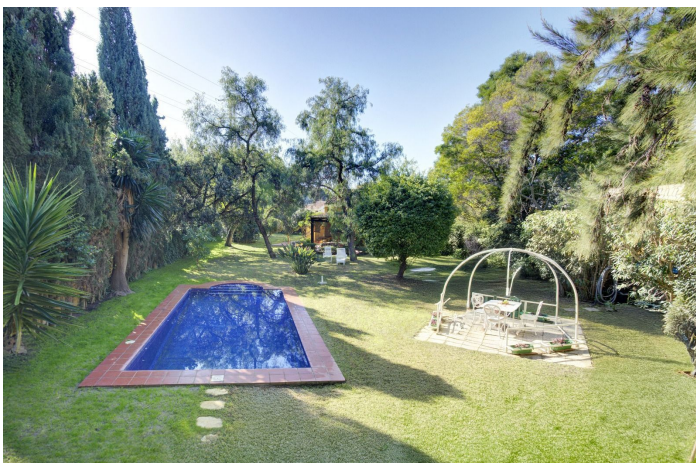




## Detached Villa for sale in El Rosario, Marbella

995,000 €

Reference: R5375830 Bedrooms: 3 Bathrooms: 2 Plot Size: 1,575m<sup>2</sup> Build Size: 148m<sup>2</sup> Terrace: 40m<sup>2</sup>





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## Costa del Sol, El Rosario

EXCLUSIVE...El Rosario, Lower Part, Marbella!

A completely flat plot of 1,575 m<sup>2</sup>. Currently, it has a 148 m<sup>2</sup> single-story house, 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 extend the building to 472.50 m<sup>2</sup>, allowing you to personalize it and create your dream home. All this surrounded by beautiful gardens and a lovely swimming pool that provide the privacy and tranquility you seek.

This is a unique opportunity!

**IMPORTANT:** There is an electricity pole, which now has an undergrounding project APPROVED by the neighbors and community of El Rosario. It is just a matter of time before a date is set for this work. THAT IS WHY IT IS PRICED AS IT IS. The current owners will cover the costs of the work.

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

In compliance with Decree 218/2005 of the Andalusian Regional Government, dated October 11, please note that notary fees, registration fees, property transfer tax (ITPO), VAT, and other expenses related 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 Pool

### Garden

Private Garden

### Utilities

Electricity  
Drinkable Water  
Telephone