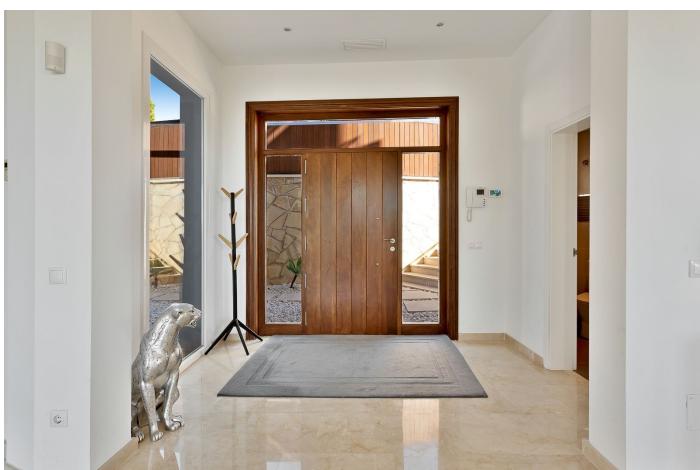


## Detached Villa for sale in El Rosario, Marbella

**2.595.000 €**

Referentie: R5198476 Slaapkamers: 4 Badkamers: 5 Plotgrootte: 1.438m<sup>2</sup> Perceelgrootte: 342m<sup>2</sup> Terras: 198m<sup>2</sup>





## Costa del Sol, El Rosario

Stunning contemporary-style villa located within a short distance to one of the best beaches in Marbella. Situated at the end of a cul-de-sac in a very peaceful and family-friendly area of other large villas, just 6 km from the centre of Marbella. Marbella Golf & Country Club and Santa Clara Golf are just a short drive away. This beautiful South-west facing property has been constructed with high-end quality materials.

The property is built on 3 floors on a plot of 1438 m<sup>2</sup> and is in very good condition. On the ground floor are 2 spacious lounge areas (one with biofuel burner fireplace), large central dining area with high ceiling, modern open-plan fully-equipped kitchen with built-in coffee machine and American fridge/freezer. Alongside the kitchen is a laundry room with washing machine and tumble dryer. There is also a guest toilet. On this level there is direct access through large sliding doors to a 70 m<sup>2</sup> covered terrace with lounge area, dining area for 8 people and a large gas BBQ, all overlooking a lawned garden area with sea views. From this garden area there are 10 steps down to the large heated swimming pool which is very private.

On the first floor of the property there is a bright seating/gaming area with floor to ceiling windows and 4 very spacious bedrooms, all with en-suite bathrooms and fitted wardrobes. The impressive master suite has spectacular views of the surroundings and the sea from its large private terrace. The second and third bedrooms also have superb sea views from a large, shared terrace.

From the first floor are stairs up to the top level of the villa where you will find an impressive 90 m<sup>2</sup> roof terrace with a covered dining area equipped with a gas barbecue and refrigerator along with a chill-out area from where you can enjoy majestic panoramic views of the Mediterranean sea and Marbella with its dramatic La Concha mountain range.

The property has 2 gated driveway areas with parking for at least 6 vehicles. It is being sold fully furnished and also benefits from cream marble flooring, double glazing, hot & cold integrated air conditioning, electric persianas in the bedrooms, underfloor heating in bathrooms, alarm system and wireless Sonos home audio.

The urbanisation is very quiet and safe with 24h security patrol. In the direct area you can find a selection of restaurants, supermarket, bakery, paddle/tennis court, gym/fitness centre and a children's playground. Along the lovely sandy beach in both directions, there are a variety of restaurants, Spanish chiringuitos and beach clubs.

## Kenmerken:

Extra's	Zonorientatie	Klimaatbeheersing
Overdekt terras	West	Airconditioning
Nabij vervoer	South West Orientation	Koude A/C
Privé Terras		Warme A/C
Ensuite badkamer		Open haard
Marmeren vloeren		
Dubbele beglazing		
Inbouwkasten		
Zonnebank		
WiFi		
Bijkeuken		
Barbecue		
Optische vezel		
<b>Uitzicht</b>	<b>Ligging</b>	<b>Huidige Staat</b>
Zeezicht	Dichtbij golfbaan	Uitstekende conditie
Mountain Bekijken	Dichtbij zee	
Weids	Dicht bij winkels	
Garden Views	Dichtbij scholen	
Pool Bekijken		
Urban Bekijken		
<b>Zwembad</b>	<b>Meubilering</b>	<b>Keuken</b>
verwarmd zwembad	Volledig gemeubileerd	Volledig ingerichte keuken
private Pool		Kitchen-Lounge
<b>Tuin</b>	<b>Beveiliging</b>	<b>Parkeergelegenheid</b>
private Garden	24 -uurs beveiliging	private Parking
aangelegde tuin	Alarmsysteem	Open Parkeergelegenheid
Makkelijk te onderhouden tuin	Elektrische rolluiken	More Than One
	Deurbel met intercom	
	Klus	
<b>Voorzieningen</b>	<b>Categorie</b>	
Elektriciteit	Vakantiehuis	
Drinkwater	Luxe	
Telefoon	Bestaande bouw	
	Modern	