



## Detached Villa for sale in El Rosario, Marbella East

2.595.000 €

Referenz: R5237761 Schlafzimmer: 6 Badezimmer: 5 Grundstücksgröße: 1.097m<sup>2</sup> Garten: 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





## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Einstellungsschränke  
Solarium  
Grill

### Ansichten

Meer  
Garten  
Pool

### Pool

Privat  
**Parken**  
Bedeckt  
Mehr als eins

### Orientierung

Südwesten

### Einstellung

Strand  
In der Nähe von Golf  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe von Schulen

### Möbel

Teil eingerichtet  
**Versorgungsunternehmen**  
Sonnenwasserheizung

### Klimakontrolle

Klimaanlage  
Kamin

### Zustand

Exzellent

### Garten

Privat  
**Kategorie**  
Luxus