



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

2 500 000 €

Référence: R5253511 Chambres: 4 Bain: 5 Construite: 380m<sup>2</sup> Terrasse: 60m<sup>2</sup>





## Costa del Sol, El Rosario

New Build Villa 500m from the Beach – Marbella New build villa in Marbella, currently under construction, located just 500 meters from the beach and a short walk from the school, in a quiet and well-connected residential area. Next to the Tennis Club and only a 5-minute drive from the hospital and Marbella town center. The property will have 380 m<sup>2</sup> built (312 m<sup>2</sup> usable space), distributed across 4 bedrooms and 5 bathrooms, with spacious and bright rooms. The bedrooms enjoy sea views, and the living room opens onto a covered porch and a private pool, creating an ideal space to enjoy the Costa del Sol climate year-round. The project offers the possibility of customizing the layout and finishes, adapting the property to the buyer's taste. It will be delivered with high-quality materials, fittings, and energy efficiency features. Includes parking for two vehicles, built-in wardrobes, a storage room, terraces and balconies, south-facing orientation, and an A energy rating, guaranteeing comfort, natural light, and low energy consumption. The property is adapted for people with reduced mobility. ???? Expected delivery: April 2026 An excellent opportunity to own a brand-new villa in one of Marbella's most sought-after areas.

## Spécification:

| Caractéristiques                  | Orientation        | Climatisation         |
|-----------------------------------|--------------------|-----------------------|
| Près du transport                 | Sud                | Climatisation         |
| Terrasse privée                   |                    |                       |
| Salle de stockage                 |                    |                       |
| Salle de bain attenante           |                    |                       |
| Double vitrage                    |                    |                       |
| Armoires ajustées                 |                    |                       |
| Buanderie                         |                    |                       |
| Sous-sol                          |                    |                       |
| Vues                              | Paramètre          | Condition             |
| Mer                               | En bord de mer     | Nouvelle construction |
| Jardin                            | Près du golf       |                       |
|                                   | Près de la mer     |                       |
|                                   | Près des écoles    |                       |
| Piscine                           | Meubles            | Cuisine               |
| Private                           | Non meublé         | Entièrement équipé    |
| Jardin                            | Sécurité           | Parking               |
| Private                           | Téléphone d'entrée | Garage                |
|                                   |                    | Covered               |
| Services publics                  | Catégorie          |                       |
| Électricité                       | Investissement     |                       |
| Panneaux solaires photovoltaïques | Luxe               |                       |