



House in El Rosario

Bedrooms	3	Bathrooms	2	Built	148m2	Plot	1575m2
R5017084		House		El Rosario		995.000€	

EXCLUSIVE : Experience luxury and exclusivity in the prestigious El Rosario residential area of Marbella! Given that the price of plots for building houses in El Rosario (Marbella) is high due to its exclusive location, generally above €500-800/m², this means that with a plot of almost 1,600 m² you get the house for free. Imagine waking up every day in a privileged setting, just steps away from two magnificent golf courses: Santa Clara and Marbella Golf Country Club; the exclusive Real Club de Tenis de Marbella; and the prestigious bilingual schools: Las Chapas and English International College. In addition to the magnificent La Cañada Shopping Center, which is just a ten-minute drive away, this is the lifestyle offered by this impressive villa, located in one of the most coveted locations on the Costa del Sol. Would you like to relax on the same beaches where international celebrities swim? This villa is just a fifteen-minute walk from the famous El Alicate beach, or just three minutes by car. Or perhaps enjoy the best marinas on the Costa del Sol (such as Puerto Banús) for sailing or enjoying enchanting evenings of leisure? Here you have them all at your fingertips. This spectacular villa is located on a completely flat 1,575 m² plot, combining elegance with good taste. It currently has a surface area of 148 m² on one floor, 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 expand the building to 472.50 m², allowing you to customize it to make it the home of your dreams. All surrounded

by beautiful gardens and a lovely pool that give you the privacy and tranquility you seek. This is a unique opportunity! Don't miss out on this gem in one of Marbella's most exclusive enclaves. Contact us today to schedule a viewing and discover why this villa is the perfect place for your next home. In compliance with Andalusian Regional Government Decree 2182005 of October 11, the customer is informed that notary and registry fees, property tax (ITPo in this case VAT), and other expenses inherent to the purchase are not included in the price.

Access for people with reduced mobility

Car Hire Facility

Fiber Optic

Private Terrace

Utility Room

Access for people with reduced mobility

Covered Terrace

Fitted Wardrobes

Satellite TV

WiFi

Barbeque

Ensuite Bathroom

Near Transport

Storage Room