



## House in El Rosario

|                 |   |              |   |                   |       |                   |        |
|-----------------|---|--------------|---|-------------------|-------|-------------------|--------|
| Bedrooms        | 6 | Bathrooms    | 4 | Built             | 342m2 | Plot              | 1097m2 |
| <b>R5237761</b> |   | <b>House</b> |   | <b>El Rosario</b> |       | <b>2.595.000€</b> |        |

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 within walking distance to 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 - Walking distance to 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

Barbeque  
Fitted Wardrobes  
Solarium

Barbeque  
Near Transport  
Storage Room

Covered Terrace  
Private Terrace