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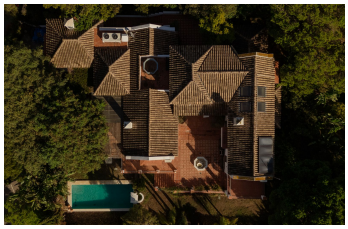
real estates








House in El Rosario

Bedrooms	**6**	Bathrooms	**4**	Built	**1023m2**	Plot	**1580m2**

R5552743	**House**	**El Rosario**	**3.190.000€**

Exclusive Sea-View Villa with Potential for up to 9 Bedrooms in El Rosario, Marbella 6 Existing Bedrooms | Potential for 2–3 Additional Bedrooms | Approx. 1,023 m² Built Area | 1,580 m² Plot | Private Pool | Panoramic Sea Views Located in the sought-after residential area of El Rosario in East Marbella, this exceptional villa combines impressive architecture, spacious interiors and breathtaking panoramic views of the Mediterranean Sea, Gibraltar and the African coastline. Set on a 1,580 m² plot, the property offers approximately 1,023 m² of total built area, including around 510 m² of completed space and an additional 513.21 m² unfinished basement with outstanding development potential. The villa also features approximately 242 m² of covered and uncovered terraces. Exceptionally high ceilings, light-filled interiors and a magnificent entrance hall give the property a distinctive character. Its generous proportions provide an excellent opportunity to create a contemporary luxury residence through selected modernisation. Main Floor – Spacious Living Areas and Three Bedrooms The impressive entrance hall connects the different living areas and leads to a beautiful Andalusian courtyard with sea views. To the left are three spacious bedrooms. One features an en-suite bathroom, while the other two share a separate bathroom. A guest toilet is also available. To the right are the expansive living room, featuring a magnificent oversized fireplace as its centrepiece, a separate dining room, library and spacious kitchen. The living areas open directly onto generous terraces offering spectacular views of the Mediterranean

and Gibraltar. The villa has two separate entrances: an elegant main entrance and a practical service entrance providing direct access to the kitchen. Upper Floor – Master Suite and Fifth Bedroom The upper floor features an impressive master suite with a private sea-view terrace, a spacious, light-filled dressing room with high ceilings, and a bathroom with a bathtub and separate shower. On the opposite side is the fifth bedroom, which could also serve as a private home office. It benefits from its own terrace with a Jacuzzi. Lower Living Level – Sixth Bedroom and Laundry Room The lower living level includes the sixth bedroom with its own en-suite bathroom, offering an ideal private space for guests or family members. A separate laundry and utility room is also located on this floor. Basement – 513 m² with Potential for Additional Bedrooms One of the property's most exciting features is its 513.21 m² unfinished basement. Thanks to the property's hillside position, this level sits above ground on the garden and pool side, creating an excellent opportunity to develop 2 or 3 additional bedrooms with natural daylight. This could increase the villa's accommodation to a potential 8 or 9 bedrooms. The basement could also be opened towards the outdoor areas, creating direct, level access to the private swimming pool and garden. The remaining space offers exciting possibilities for a private spa, gym, home cinema, wine cellar or an impressive entertainment area. A major advantage is that the villa can already be enjoyed with its 6 existing bedrooms, while the additional accommodation and facilities can be developed independently at a later stage. Outdoor Areas – Pool, Garden and Panoramic Views The private swimming pool, spacious garden and extensive terraces create an exceptional setting for Mediterranean living. With approximately 242 m² of covered and uncovered terraces, the property offers spectacular views of the Mediterranean Sea, Gibraltar and the African coastline. Whether relaxing by the pool, enjoying outdoor dining or entertaining friends, these outdoor spaces offer privacy and an outstanding lifestyle. Garage, Lift and Parking The villa features a private garage for two vehicles, with additional parking for four more cars in the driveway. A lift connects the garage directly to the kitchen, providing excellent everyday convenience. Prime Location in El Rosario El Rosario is one of East Marbella's established residential areas, offering a peaceful and private environment just five minutes by car from the beach. Restaurants, supermarkets, international schools and renowned golf courses, including Santa Clara Golf Marbella and Marbella Golf & Country Club, are nearby. Marbella town centre, Puerto Banús and Málaga Airport are easily accessible via the A-7. An Exceptional Opportunity in Marbella With 6 existing bedrooms and the potential to expand to 8 or 9, spacious interiors, impressive ceiling heights and breathtaking sea views, this villa offers an outstanding combination of comfort, privacy and flexibility. The additional 513 m² of development potential provides an exciting opportunity to create a personalised luxury residence with exclusive wellness, ?leisure ?and ?entertainment ?facilities. A ?rare opportunity to ?own ?an extraordinary villa with exceptional ?space, panoramic ?Mediterranean views ?and ?outstanding potential in one ?of ?East ?Marbella's ?most ?desirable ?residential ?areas.

- Barbeque
- Covered Terrace
- Games Room
- Marble Flooring
- Satellite TV
- WiFi
- Barbeque
- Ensuite Bathroom
- Jacuzzi
- Near Transport
- Storage Room
- Wood Flooring
- Basement
- Fitted Wardrobes
- Lift
- Private Terrace
- Utility Room