

## Sales - House - El Rosario

**850.000€**



**Ref.-ID: MIBGR5219317**

**El Rosario**

**Community: 1,392 EUR / year**

**Rubbish: 240 EUR / year**



**3**



**2.5**



**227 m<sup>2</sup>**



**22 m<sup>2</sup>**

Beautiful townhouse located in the prestigious area of El Rosario, on the beachfront. The property offers 3 bedrooms, 2 full bathrooms, and a guest toilet, with the possibility of creating an additional fourth bedroom. It features a large garage for two cars, south and southwest orientation, and a private garden that ensures great privacy. On the ground floor, there is a bright living room with a fireplace, a fully equipped kitchen, a guest toilet, and access to both the terrace with a private garden and an interior terrace with a laundry area. The upper floor includes a master bedroom with an en-suite bathroom, plus two additional bedrooms and a shared bathroom. All bedrooms have balconies. The third floor leads to a large solarium, ideal for creating a relaxation or outdoor gym area. The residential complex is gated and has 24-hour security, featuring Mediterranean-style gardens, a large communal pool, and a children's pool. Located in a quiet and exclusive area with excellent infrastructure, shops, restaurants, and good transport connections. Only 10 minutes by car from the center of Marbella and 30 minutes from Málaga Airport. An ideal property to enjoy the Mediterranean lifestyle!

- Setting**
- ✓ Beachfront
  - ✓ Beachside
  - ✓ Close To Golf
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Schools
  - ✓ Urbanisation
  - ✓ Front Line Beach Complex

- Orientation**
- ✓ South
  - ✓ South West

- Condition**
- ✓ Excellent

- Pool**
- ✓ Communal
  - ✓ Children's Pool

- Climate Control**
- ✓ Air Conditioning
  - ✓ Pre Installed A/C
  - ✓ Hot A/C
  - ✓ Cold A/C
  - ✓ Fireplace

- Views**
- ✓ Sea
  - ✓ Garden
  - ✓ Courtyard

- Features**
- ✓ Covered Terrace
  - ✓ Fitted Wardrobes
  - ✓ Private Terrace
  - ✓ Solarium
  - ✓ Satellite TV
  - ✓ WiFi
  - ✓ Storage Room
  - ✓ Utility Room
  - ✓ Ensuite Bathroom
  - ✓ Marble Flooring
  - ✓ Barbeque
  - ✓ Double Glazing
  - ✓ Basement
  - ✓ Fiber Optic

- Furniture**
- ✓ Fully Furnished
  - ✓ Optional

- Kitchen**
- ✓ Fully Fitted

- Garden**
- ✓ Communal
  - ✓ Private

- Security**
- ✓ Gated Complex
  - ✓ Electric Blinds
  - ✓ Entry Phone
  - ✓ 24 Hour Security

- Parking**
- ✓ Underground
  - ✓ Garage
  - ✓ Covered
  - ✓ More Than One
  - ✓ Private

- Category**
- ✓ Beachfront
  - ✓ Holiday Homes
  - ✓ Investment
  - ✓ Luxury