

**Sales - House - El Rosario**  
**2.380.000€**



**Ref.-ID: MIBGR5237761**

**El Rosario**

**House**



**6**



**4.5**



**342 m2**



**1097 m2**

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 just a 5-minute drive from 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 - 5-minute drive from 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

**Setting**

- ✓ Beachside
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Storage Room
- ✓ Barbeque

**Orientation**

- ✓ South West

**Furniture**

- ✓ Part Furnished

**Condition**

- ✓ Excellent

**Garden**

- ✓ Private

**Pool**

- ✓ Private

**Parking**

- ✓ Covered
- ✓ More Than One

**Climate Control**

- ✓ Air Conditioning
- ✓ Fireplace

**Utilities**

- ✓ Solar water heating

**Views**

- ✓ Sea
- ✓ Garden
- ✓ Pool

**Category**

- ✓ Luxury