

Sales - House - El Rosario  
**1.380.000€**



**Ref.-ID: MIBGR5399824**

**El Rosario**

**House**

**IBI: 1,298 EUR / year**

**Rubbish: 139 EUR / year**



**4**



**3**



**265 m2**



**1050 m2**

☐ Luxury 4-Bedroom Villa in El Rosario | Fully Renovated | Walking Distance to the Beach ☐ This stunning, fully renovated villa is located in El Rosario, one of Marbella East's most desirable residential areas. Set on a 1,050 m<sup>2</sup> private plot, this spacious family home offers exceptional privacy, a prime location, and outstanding potential for future expansion. A perfect blend of modern comfort, luxury finishes and Mediterranean charm — a property not to be missed.

**Property Overview** 4 bedrooms 3 bathrooms + 2 guest toilets Walking distance to the beach Fully renovated Private swimming pool Parking for up to 5 cars Fully double-glazed Large terraces & mature wrap-around gardens One of the best and most private locations in El Rosario Extension Potential: There is excellent potential to extend the property. It is possible to create up to two additional bedrooms, and the villa offers the opportunity to extend further from the side, allowing new owners to increase internal space if desired.

**Layout** Ground Floor A welcoming entrance hall leads into the heart of the home — a large modern kitchen, finished to a high standard and perfect for family living or entertaining. From here, the home flows into a big dining room with access to a charming terrace overlooking the gardens, offering the perfect setting for outdoor meals and relaxed evenings with friends and family. The main living room is expansive, beautifully bright, and features two sets of large double doors opening onto a stunning side terrace and the mature gardens, creating a peaceful and private oasis. A second hallway leads to two generous ground-floor bedrooms, both enjoying picturesque views of greenery and total privacy. The master suite includes a luxurious dressing room and direct access to the swimming pool, a truly special feature. The gardens wrap elegantly around the villa with walkways, terraces, and mature landscaping.

**Upper Floor** The upper level offers two further spacious bedrooms and a large bathroom. This area feels complete and luxurious as it is, but also presents excellent potential for layout changes or additional design. Solarium A staircase leads to the huge rooftop solarium, offering open views, sunshine all day and the perfect space for relaxation or a chill-out lounge.

**Exterior** The villa enjoys beautiful wrap-around gardens, a private swimming pool, mature greenery and multiple terraces. A long private driveway offers parking for up to five vehicles. ☐

**Why This Property Stands Out** Large, private plot Turn-key condition Superb location within El Rosario Light, spacious interiors Excellent extension and development potential A perfect family home or investment opportunity A rare opportunity to acquire a beautifully renovated villa with space, privacy, character and room to grow — all within walking distance of the beach. A property that must be viewed to be fully appreciated.

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| <b>Setting</b><br>✓ Commercial Area<br>✓ Close To Golf<br>✓ Close To Shops<br>✓ Close To Sea<br>✓ Close To Schools<br>✓ Close To Forest<br>✓ Urbanisation   | <b>Orientation</b><br>✓ South                           | <b>Condition</b><br>✓ Excellent<br>✓ Recently Renovated | <b>Pool</b><br>✓ Private                   | <b>Climate Control</b><br>✓ Air Conditioning<br>✓ Hot A/C<br>✓ Cold A/C<br>✓ Fireplace | <b>Views</b><br>✓ Sea<br>✓ Panoramic<br>✓ Garden<br>✓ Forest |
| <b>Features</b><br>✓ Covered Terrace<br>✓ Fitted Wardrobes<br>✓ Near Transport<br>✓ Private Terrace<br>✓ Solarium<br>✓ Storage Room<br>✓ Utility Room<br>✓ Ensuite Bathroom<br>✓ Marble Flooring<br>✓ Barbeque<br>✓ Double Glazing<br>✓ Basement<br>✓ Fiber Optic | <b>Furniture</b><br>✓ Optional                          | <b>Kitchen</b><br>✓ Fully Fitted                        | <b>Garden</b><br>✓ Private<br>✓ Landscaped | <b>Security</b><br>✓ Gated Complex   | <b>Parking</b><br>✓ Open<br>✓ More Than One<br>✓ Private     |
| <b>Utilities</b><br>✓ Electricity   | <b>Category</b><br>✓ Investment<br>✓ Luxury<br>✓ Resale |   |  |  |  |