Sales - House - El Rosario

1.895.000€











Ref.-ID: MIBGR5455543 **El Rosario** **House**

Community: 1,788 EUR / year **IBI: 1,834 EUR / year** **Rubbish: 273 EUR / year** **5** **5** **326 m2** **1259 m2**

Introducing this magnificent five-bedroom villa, located in the exclusive community of El Rosario in East Marbella and ideally positioned at the heart of this sought-after residential area. South-west facing, this traditional and grand villa is rich in character, with striking features including exposed wooden beams, covered terraces and elegant cream marble flooring. The property has also undergone significant recent renovations, including the installation of a new ducted AIRZONE air-conditioning system and upgrades to the bathrooms. Accessed via electric gates, a long private driveway leads to the villa, providing parking for multiple vehicles. The mature, landscaped gardens extend to over 1,200 square metres, offering a wonderfully generous outdoor space for family life, entertaining and relaxation, with the potential to enjoy sunshine throughout the day. Large, imposing wooden front doors, full of character, welcome you beneath a covered entrance porch. Inside, a beautiful entrance hall is filled with natural light from the large windows and enhanced by high ceilings and an elegant staircase leading exclusively to the main suite on the first floor. The ground floor offers almost 200 square metres of exceptionally spacious living accommodation. The modern, open-plan layout combines the kitchen, living and dining areas, creating a sociable environment that is ideal for family life and entertaining. Four bedrooms are located on this level, most of which benefit from their own en-suite bathrooms and direct access to the surrounding gardens and outdoor areas. Upstairs is entirely dedicated to the impressive main suite. A separate lounge provides a versatile space that could be used as a home office, library or private television room. From here, you enter the expansive main bedroom, complete with its own en-suite bathroom. The first-floor suite also opens onto a large private terrace with breathtaking views of the iconic La Concha mountain. From here, there are also wonderful sea views towards Marbella, with the coastline stretching westwards towards the town. El Rosario is one of East Marbella’s most desirable residential communities, offering an excellent selection of amenities within easy reach. The local commercial centre includes supermarkets, restaurants, cafés and other everyday conveniences, while the renowned Royal Tennis Club provides a gym, tennis and padel courts, as well as a restaurant. Residents also benefit from year-round security, with controlled access, security booths and regular patrols providing an enhanced sense of privacy, safety and exclusivity. Just across the road, residents have access to some of the finest sandy beaches along the Marbella coastline, together with an excellent choice of beach clubs and fine-dining establishments — perfect for enjoying relaxed days by the sea. A selection of five-star hotels, prestigious sports clubs and numerous golf courses are all within approximately a five-minute drive, with exciting further developments planned for the area. Marbella’s charming Old Town is approximately a ten-minute drive away, offering an array of boutique shops, traditional streets, restaurants and bistro-style dining. This wonderful villa is secure and private and would be ideal for use as a luxury holiday home in a privileged part of Marbella. Alternatively, its a lovely option for a family looking to be close to an array of quality international, bilingual and local schools for permanent living.

Setting
- ✔ Commercial Area
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South West Orientation

Condition
- ✔ Good Condition
- ✔ Recently Refurbished

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace
- ✔ U/F/H Bathrooms

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Fiber Optic

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex
- ✔ Alarm System
- ✔ 24 Hour Security

Parking
- ✔ Multiple Parking Spaces

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Luxury
- ✔ Resale