Sales - House - El Rosario

1.850.000€











Ref.-ID: MIBGR5461927 **El Rosario** **House**

IBI: 1,790 EUR / year **Rubbish: 92 EUR / year** **4** **3** **237 m2** **1087 m2**

*** Beautifully Renovated Villa in El Rosario, Marbella *** Rental licence in Place. Situated in the exclusive residential area of El Rosario, Marbella. This beautiful villa combines timeless elegance with modern Mediterranean living, offering privacy, space and an exclusive location. Entering the property you get a sense of class and understated elegance. It is exceptionally bright, it has been thoughtfully renovated by a local interior designer, with careful attention to detail throughout. The property offers four bedrooms in total, including three generously sized double bedrooms, one of which benefits from an en-suite bathroom with views to Puerto Banús and la Concha mountain. There are plans and included In the sale is an extra double bedroom with superb views plus en-suite bathroom. There is also great potential to create a gym or cinema room on the lower level. Set on a large private plot, lush garden, creating a wonderfully peaceful and private setting. The outdoor area features a private swimming pool, providing the perfect space for relaxing, entertaining and enjoying the Marbella lifestyle. The modern kitchen has been designed with both style and functionality in mind and opens seamlessly onto the dining and living areas. From here, large doors provide direct access to the garden and pool area, creating a wonderful flow between the indoor and outdoor living spaces. Additional features include a large double garage, separate utility room and extensive storage, providing excellent practicality for both permanent living and a holiday home. The location is equally impressive. El Rosario is just six minutes from Marbella town centre, while the beautiful beaches, local shops, restaurants and amenities are approximately three minutes away by car. A truly special home offering elegance, privacy, generous outdoor space and a superb Marbella location.

Setting
- ✔ Close To Golf
- ✔ Close To Sea
- ✔ Urbanisation

Orientation
- ✔ East Facing
- ✔ South East Orientation
- ✔ South West Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated

Pool
- ✔ Private Pool

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

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Basement
- ✔ Fiber Optic

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden
- ✔ Landscaped Garden

Security
- ✔ Electric Blinds
- ✔ Alarm System
- ✔ 24 Hour Security

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Utilities
- ✔ Electricity

Category
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Resale