## Sales - House - El Rosario

# 1.850.000€












**Ref.-ID: MIBGR5491279** **El Rosario** **House**

**Community: 1,788 EUR / year** **IBI: 1,659 EUR / year** **Rubbish: 173 EUR / year** **4** **4** **230 m2** **979 m2**

Spacious Villa with Sea Views and Excellent Investment Potential in El Rosario An exceptional opportunity for buyers seeking space, privacy and strong investment potential in one of Marbella’s most established residential areas. Located in sought-after El Rosario, this attractive villa combines generous interiors, inviting outdoor spaces and beautiful sea views. Its versatile layout makes it equally suitable as a permanent family home, holiday residence or rental investment. A spacious entrance provides ample parking for several vehicles, complemented by a private garage and a large storage room. Bright, open living and dining areas connect directly to a sunny terrace, private swimming pool and mature gardens perfect for enjoying Marbella’s Mediterranean lifestyle. Two charming ponds add character to the grounds: one home to colourful fish and another featuring Koi, both carefully maintained by a professional gardener. A generously sized kitchen includes a comfortable breakfast area, creating a practical and welcoming space for everyday living. Accommodation comprises four bedrooms and three en-suite bathrooms. One bedroom and bathroom are conveniently positioned on ground level, while remaining bedrooms are located upstairs. The principal suite enjoys a private terrace with lovely sea views. With spacious accommodation, a private pool, established gardens and a desirable Marbella location, this villa offers considerable potential for personal enjoyment and investment. It represents an excellent opportunity to create a beautiful home while benefiting from strong holiday-rental appeal.

**Setting**
- ✔ Close To Shops

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Central Heating

**Views**
- ✔ Sea Views
- ✔ Mountain Views

**Features**
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Marble Flooring

**Garden**
- ✔ Private Garden

**Security**
- ✔ Gated Complex
- ✔ 24 Hour Security

**Parking**
- ✔ Garage
- ✔ Multiple Parking Spaces
- ✔ Private Parking