



Sales - House - El Rosario
995.000€

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Ref.-ID: MIBGR5017084

El Rosario

Community: 1,932 EUR / year

IBI: 1,746 EUR / year



3



2



148 m²

House



1575 m²

EXCLUSIVE : Experience luxury and exclusivity in the prestigious El Rosario residential area of ??Marbella! Imagine waking up every day in a privileged setting, just steps away from two magnificent golf courses: Santa Clara and Marbella Golf Country Club; the exclusive Real Club de Tenis de Marbella; and the prestigious bilingual schools: Las Chapas and English International College. In addition to the magnificent La Cañada Shopping Center, which is just a ten-minute drive away, this is the lifestyle offered by this impressive villa, located in one of the most coveted locations on the Costa del Sol. Would you like to relax on the same beaches where international celebrities swim? This villa is just a fifteen-minute walk from the famous El Alicate beach, or just three minutes by car. Or perhaps enjoy the best marinas on the Costa del Sol (such as Puerto Banús) for sailing or enjoying enchanting evenings of leisure? Here you have them all at your fingertips. This spectacular villa is located on a completely flat 1,575 m² plot, combining elegance with good taste. It currently has a surface area of ??148 m² on one floor, distributed as follows: Spacious living room Separate kitchen Three bedrooms Two bathrooms (one en suite with the master bedroom) Porch and terrace Furthermore, it has permission to expand the building to 472.50 m², allowing you to customize it to make it the home of your dreams. All surrounded by beautiful gardens and a lovely pool that give you the privacy and tranquility you seek. This is a unique opportunity! Don't miss out on this gem in one of Marbella's most exclusive enclaves. Contact us today to schedule a viewing and discover why this villa is the perfect place for your next home. In compliance with Andalusian Regional Government Decree 2182005 of October 11, the customer is informed that notary and registry fees, property tax (ITPo in this case VAT), and other expenses inherent to the purchase are not included in the price.

Setting	Orientation	Condition	Pool	Climate Control	Features
<input checked="" type="checkbox"/> Commercial Area <input checked="" type="checkbox"/> Beachside <input checked="" type="checkbox"/> Close To Golf <input checked="" type="checkbox"/> Close To Shops <input checked="" type="checkbox"/> Close To Sea <input checked="" type="checkbox"/> Close To Schools <input checked="" type="checkbox"/> Urbanisation	<input checked="" type="checkbox"/> South West	<input checked="" type="checkbox"/> Good	<input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> Air Conditioning <input checked="" type="checkbox"/> Hot A/C <input checked="" type="checkbox"/> Cold A/C	<input checked="" type="checkbox"/> Covered Terrace <input checked="" type="checkbox"/> Fitted Wardrobes <input checked="" type="checkbox"/> Near Transport <input checked="" type="checkbox"/> Private Terrace <input checked="" type="checkbox"/> Satellite TV <input checked="" type="checkbox"/> WiFi <input checked="" type="checkbox"/> Storage Room <input checked="" type="checkbox"/> Utility Room <input checked="" type="checkbox"/> Ensuite Bathroom <input checked="" type="checkbox"/> Access for people with reduced mobility <input checked="" type="checkbox"/> Barbeque <input checked="" type="checkbox"/> Car Hire Facility <input checked="" type="checkbox"/> Fiber Optic
Furniture	Kitchen	Garden	Security	Parking	Utilities
<input checked="" type="checkbox"/> Part Furnished	<input checked="" type="checkbox"/> Fully Fitted	<input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> Gated Complex <input checked="" type="checkbox"/> Entry Phone <input checked="" type="checkbox"/> Alarm System	<input checked="" type="checkbox"/> Garage <input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Drinkable Water <input checked="" type="checkbox"/> Telephone
Category					
<input checked="" type="checkbox"/> With Planning Permission					