



Sales - House - El Rosario
3.895.000€

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Ref.-ID: MIBGR5192215

El Rosario

Community: 2,316 EUR / year IBI: 2,833 EUR / year

Rubbish: 169 EUR / year



5



4



316 m²



2077 m²

House

Discover the essence of modern Mediterranean living in this brand new Ibiza-style villa, perfectly positioned in the prestigious and elevated enclave of El Rosario, Marbella East. From its commanding setting, the property offers panoramic sea views — a spectacular backdrop to every moment. Set on a magnificent, flat plot of over 2,000 m², the villa enjoys optimal orientation, bathing both home and garden in sunlight throughout the day. Thoughtfully designed on one single level, this residence blends effortless flow with understated elegance. The open-plan layout enhances space and light, while premium materials and finishes reflect exceptional craftsmanship. A top-of-the-line sound system, high-speed Wi-Fi both indoors and outdoors, and a fully integrated alarm system controllable via smartphone elevate your sense of luxury and ease. A state-of-the-art climate control system ensures perfect comfort year-round. Outside, the expansive flat garden offers a tranquil sanctuary — perfect for relaxing, entertaining, or enjoying a swim. The outdoor barbecue zone enhances the Mediterranean lifestyle, inviting al fresco dining under the sun or stars. A double garage and additional parking for several vehicles provide convenience for residents and guests alike. Located within a secure gated community with 24-hour security, the villa ensures privacy and peace of mind, while being just minutes from local shops, fine restaurants, and the beach. Its position also guarantees excellent connectivity, only 5 km from Marbella's city centre and a 10-minute drive to Puerto Banús. A rare opportunity to own a contemporary Ibiza-inspired villa in one of Marbella's most sought-after locations — combining luxury, comfort, and panoramic views on the Costa del Sol.

Setting	Orientation	Condition	Pool	Climate Control	Views
✓ Close To Golf	✓ East	✓ Excellent	✓ Private	✓ Air Conditioning	✓ Sea
✓ Close To Shops	✓ South East	✓ Recently Renovated		✓ Hot A/C	✓ Mountain
✓ Close To Sea	✓ South	✓ Recently Refurbished		✓ Cold A/C	✓ Country
✓ Close To Schools	✓ South West			✓ Central Heating	✓ Panoramic
✓ Close To Forest	✓ West			✓ Fireplace	✓ Garden
✓ Urbanisation					✓ Pool
Features	Furniture	Kitchen	Garden	Security	Parking
✓ Covered Terrace	✓ Optional	✓ Fully Fitted	✓ Private	✓ Gated Complex	✓ Garage
✓ Fitted Wardrobes				✓ Entry Phone	✓ Covered
✓ Private Terrace				✓ Alarm System	✓ More Than One
✓ WiFi				✓ 24 Hour Security	
✓ Storage Room					
✓ Barbeque					
✓ Domotics					
✓ Basement					
Utilities	Category				
✓ Electricity	✓ Luxury				
	✓ Resale				
	✓ Contemporary				