



**Sales - House - El Rosario**  
**2.500.000€**

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Ref.-ID: MIBGR5253511



4

El Rosario



5



380 m<sup>2</sup>

House

New Build Villa 500m from the Beach - Marbella New build villa in Marbella, currently under construction, located just 500 meters from the beach and a short walk from the school, in a quiet and well-connected residential area. Next to the Tennis Club and only a 5-minute drive from the hospital and Marbella town center. The property will have 380 m<sup>2</sup> built (312 m<sup>2</sup> usable space), distributed across 4 bedrooms and 5 bathrooms, with spacious and bright rooms. The bedrooms enjoy sea views, and the living room opens onto a covered porch and a private pool, creating an ideal space to enjoy the Costa del Sol climate year-round. The project offers the possibility of customizing the layout and finishes, adapting the property to the buyer's taste. It will be delivered with high-quality materials, fittings, and energy efficiency features. Includes parking for two vehicles, built-in wardrobes, a storage room, terraces and balconies, south-facing orientation, and an A energy rating, guaranteeing comfort, natural light, and low energy consumption. The property is adapted for people with reduced mobility. ??? Expected delivery: April 2026 An excellent opportunity to own a brand-new villa in one of Marbella's most sought-after areas.

<b>Setting</b>	<b>Orientation</b>	<b>Condition</b>	<b>Pool</b>	<b>Climate Control</b>	<b>Views</b>
✓ Beachside	✓ South	✓ New Construction	✓ Private	✓ Air Conditioning	✓ Sea ✓ Garden
✓ Close To Golf					
✓ Close To Sea					
✓ Close To Schools					
<b>Features</b>	<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>	<b>Security</b>	<b>Parking</b>
✓ Fitted Wardrobes	✓ Not Furnished	✓ Fully Fitted	✓ Private	✓ Entry Phone	✓ Garage ✓ Covered
✓ Near Transport					
✓ Private Terrace					
✓ Storage Room					
✓ Utility Room					
✓ Ensuite Bathroom					
✓ Double Glazing					
✓ Basement					
<b>Utilities</b>	<b>Category</b>				
✓ Electricity	✓ Investment				
✓ Photovoltaic solar panels	✓ Luxury				