MIBGROUP.ES

**Sales - House - El Rosario**

**2.250.000€**

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**Ref.-ID: MIBGR5429806** **El Rosario** **House**

**Community: 1,548 EUR / year** **IBI: 1,694 EUR / year** **Rubbish: 278 EUR / year** **4** **5** **546 m2** **864 m2**

Nestled within the exclusive gated community of El Rosario, this beautifully maintained villa offers the perfect blend of timeless Andalusian charm, generous living spaces, and modern comfort. Enjoying a desirable south-west orientation, the property benefits from wonderful sea views, exceptional privacy, and an enviable position in one of Marbella East's most established residential neighbourhoods. Designed in a classic Andalusian architectural style, the villa effortlessly combines traditional elegance with spacious contemporary living. The accommodation comprises four generously proportioned bedrooms and five bathrooms, complemented by expansive open-plan living and dining areas that create a welcoming atmosphere for both everyday living and entertaining. A fully fitted kitchen, together with a separate preparation kitchen, ensures practicality for larger gatherings and family life. Large windows and multiple terraces allow natural light to flood the interiors while creating a seamless connection between the indoor and outdoor living spaces. Every aspect of the home has been designed to embrace the Mediterranean lifestyle. Outside, the villa is surrounded by mature landscaped gardens centred around a private swimming pool, offering complete privacy and tranquillity. A variety of covered and open terraces provide the perfect settings for al fresco dining, relaxing in the sunshine, or entertaining family and friends throughout the year. The sought-after south-west orientation ensures beautiful afternoon and evening sunshine while making the most of the property's sea views. Further enhancing the home's appeal are a private gym, spacious garage, and excellent ancillary spaces, providing both comfort and practicality. Ideally located just minutes from Marbella's golden beaches, prestigious golf courses, international schools, beach clubs, restaurants, and everyday amenities, El Rosario remains one of Marbella East's most desirable residential communities. Marbella town centre is only a short drive away, while Puerto Banús can be reached in approximately 15 minutes, placing the very best of the Costa del Sol within easy reach. Whether as a luxurious permanent residence, an elegant holiday home, or a superb investment opportunity, this exceptional villa offers an outstanding lifestyle in one of Marbella's most sought-after locations. Key Features: - Prestigious gated community in El Rosario - Beautiful sea views - Desirable south-west orientation - Four spacious bedrooms | Five bathrooms - Elegant Andalusian architecture - Spacious open-plan living and dining areas - Fully fitted kitchen plus separate preparation kitchen - Private swimming pool - Mature landscaped gardens - Multiple covered and open terraces - Private gym - Spacious garage - Excellent privacy - Close to beaches, golf courses and international schools - Minutes from restaurants, beach clubs and local amenities - Approximately 10 minutes to Marbella Centre - Ideal permanent residence, luxury holiday home or investment opportunity

**Setting**
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools

**Orientation**
- ✔ South West Orientation

**Condition**
- ✔ Excellent Condition
- ✔ Good Condition

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Fireplace

**Views**
- ✔ Sea Views
- ✔ Country Views
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Gym
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Fiber Optic

**Furniture**
- ✔ Optional Furniture

**Kitchen**
- ✔ Kitchen-Lounge

**Garden**
- ✔ Private Garden

**Security**
- ✔ Gated Complex

**Parking**
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water