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www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es











Ref.-ID: MIBGR5541232 **Marbella** **House**

5 **6** **638 m2** **1295 m2**

Nestled in a quiet and established corner of El Rosario, Marbella East, this elegant modern villa offers 638 m² of constructed space (549 m² livable area) set on a private 1,295 m² plot. Designed in a light, timeless modern-classic architectural style, the home seamlessly combines aesthetic sophistication with an exceptionally welcoming, warm, and comfortable domestic atmosphere, all framing panoramic south-facing views of the Mediterranean Sea, coastal valley, and mountains.The villa's single-level main distribution was designed specifically to offer step-free living—delivering rare ease, safety, and fluidity for multi-generational families, young children, or residents prioritizing comfortable, stair-free living.Exteriors The 1,295 m² plot emphasizes total privacy, gentle topography, and low-maintenance outdoor living. An imposing, oversized front door opens onto a peaceful central courtyard. The front of the villa extends to a sheltered outdoor dining terrace, a private swimming pool with integrated lighting, and panoramic sea vistas. At the rear, an organic home garden (huerta) produces fresh oranges, apples, pears, tomatoes, peppers, and culinary herbs. The driveway offers generous gated parking for 5 to 6 vehicles. Interior The intelligent layout splits living spaces into two functional, beautifully lit wings: - Living & Social Wing: To the right, a 2024 custom Italian kitchen comes equipped with high-end appliances, a dedicated wine cooler, illuminated glass display cabinets, and an informal dining area. This opens into a grand dining room and a main lounge featuring vaulted semi-circular ceilings, working fireplace, ambient lighting, and floor-to-ceiling triple-glazed windows that recede seamlessly to bring the outdoors in. - Private Suite Wing: To the left, a peaceful hallway leads to five bedrooms. Four suites feature private en-suite bathrooms, fitted wardrobes, and walk-in closets. A private home office provides quiet flexibility for remote work or a fifth suite. - Lower Level (Semi-sótano with Natural Light): Benefiting from natural daylight, the lower level features a state-of-the-art music studio/workshop with built-in lounge seating, a games room with a billiards table, a large laundry facility, and ample storage space. Quality & Specifications - Comprehensive technical upgrade completed two years ago with high-capacity solar panels covering complete household energy needs - Premium floor-to-ceiling triple-glazed glass doors offering acoustic and thermal insulation - Custom 2024 Italian kitchen fitted with integrated wine fridge and showcase joinery - Aerothermal climate control, hot/cold air conditioning, and underfloor heating in all bathrooms - Organic kitchen garden (huerta) with mature orange, apple, and pear trees, herbs, and vegetables - Private parking area for 5 to 6 vehicles Lifestyle Life in this villa is defined by warmth, ease, and total peace. Whether harvesting fresh fruit from your own backyard, hosting family lunches on the covered terrace overlooking the sea, or enjoying the sheer convenience of a step-free single-level layout, the home provides an extraordinarily comfortable sanctuary just 5 minutes from Marbella's top amenities. This property would particularly appeal to families and retirees seeking an exceptionally comfortable, step-free residence with no stairs, international buyers desiring low running costs through solar self-sufficiency, garden enthusiasts who appreciate a private fruit orchard, music or entertainment lovers needing multi-functional basement space, and buyers looking for an inviting, warm family home in a peaceful neighborhood. Marketed by Dils Lucas Fox (Lucas Trading, S.L., company registration number B64125438), acting as a real estate intermediary The information provided is for information purposes only, based on details supplied by the owner, and is subject to change. It does not constitute a contractual offer.

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace
- ✔ U/F Heating

Parking
- ✔ Private Parking

Views
- ✔ Sea Views
- ✔ Panoramic Views

Features
- ✔ Private Terrace
- ✔ Marble Flooring
- ✔ Double Glazing

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Alarm System