

## Sales - House - El Rosario

**2.500.000€**

**El Rosario**

**House**



**4**



**5**



**380 m2**

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.

**Setting**

- ✓ Beachside
- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Schools

**Climate Control**

- ✓ Air Conditioning

**Orientation**

- ✓ South

**Views**

- ✓ Sea
- ✓ Garden

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Private

**Utilities**

- ✓ Electricity
- ✓ Photovoltaic solar panels

**Condition**

- ✓ New Construction

**Features**

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Basement

**Security**

- ✓ Entry Phone

**Pool**

- ✓ Private

**Furniture**

- ✓ Not Furnished

**Parking**

- ✓ Garage
- ✓ Covered

**Category**

- ✓ Investment
- ✓ Luxury













