

**Ref.-ID: MIBGR4296229**

**Estepona**

**House**

**Community: 240 EUR / year**

**IBI: 4,122 EUR / year**

**Rubbish: 204 EUR / year**



**9**



**9**



**1068 m2**



**5000 m2**

Villa Rosi - An exquisitely presented luxury villa on the New Golden Mile - Marbella West This exquisite property boasts a prime location between the charming towns of San Pedro and Estepona, with easy access to the beach, an 18-hole golf course, and all the luxury amenities of Marbella. As you enter through the majestic wooden gate, you'll be greeted by a grand entrance hall featuring a double height reception room and an Andalusian courtyard. The villa's classic Mediterranean style is complemented by a tasteful use of marble and authentic Andalusian features. The villa's interior is equally impressive, with a spacious dining room, a fully equipped kitchen, a TV-room/bedroom, and stately salons overlooking the lush garden and countryside, with stunning views towards the Mediterranean Sea. The staircase from the main entrance leads to a charming gallery walk around the inner courtyard, where you'll find six beautifully appointed bedroom suites, including the luxurious master bedroom with its own living area, dressing room, and ample bathroom. Outside, the villa is surrounded by a large, beautifully landscaped garden with a saltwater pool, waterfall, and plenty of space for sunbathing. An elevated panorama terrace provides the perfect setting for outdoor dining and barbecues, with easy access to the kitchen and living area. The basement features two additional bedrooms, a gym/entertainment area, and a bodega, making this property ideal for use as a private residence or boutique hotel. Fully functional for all purposes and with floor heating throughout. Villa Rosi offers the perfect blend of luxury and tranquility, making it the ideal holiday or permanent home for modern families seeking a healthy and stylish lifestyle under the sun. Don't miss this opportunity to make this exceptional property your own. Built: 1.068 sqm. - Terraces: 200 sqm. - Plot: 5.000 sqm. - Asking price: 2.675.000

#### **Setting**

- ✓ Country
- ✓ Close To Sea
- ✓ Urbanisation

#### **Climate Control**

- ✓ Air Conditioning
- ✓ U/F Heating

#### **Kitchen**

- ✓ Fully Fitted

#### **Utilities**

- ✓ Electricity

#### **Orientation**

- ✓ South East

#### **Views**

- ✓ Sea
- ✓ Mountain
- ✓ Country
- ✓ Panoramic

#### **Garden**

- ✓ Private
- ✓ Landscaped

#### **Category**

- ✓ Luxury

#### **Condition**

- ✓ Excellent

#### **Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Gym
- ✓ Utility Room
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Basement

#### **Security**

- ✓ Gated Complex
- ✓ Entry Phone

#### **Pool**

- ✓ Private

#### **Furniture**

- ✓ Fully Furnished
- ✓ Optional

#### **Parking**

- ✓ Garage
- ✓ More Than One







































