



Sales - House - El Rosario
1.380.000€

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Community: 744 EUR / year

IBI: 1,298 EUR / year

Rubbish: 280 EUR / year



4



3



265 m2



1016 m2

Cozy and Easy-to-Maintain Villa in El Rosario: Walking Distance to Everything Located in the well-established residential area of El Rosario, Marbella East, this charming villa offers a relaxed and highly practical lifestyle. Meticulously designed to be cozy and easy to maintain, this property is equally suited as a lock-up-and-go holiday home or a comfortable year-round family residence. The standout feature of this villa is its exceptional location, with everything needed for daily life within easy walking distance. You can leave the car behind, as supermarkets, local restaurants, public transport, a popular tennis and fitness gym, and the beach are all just a short stroll away. Inside, the villa offers a warm, welcoming ambiance perfect for family living. The outdoor space features a beautifully landscaped garden that strikes the perfect balance between charm and low maintenance. It includes a dedicated BBQ area for al fresco dining and a lovely selection of mature fruit trees, including peaches, oranges, and lemons. The villa also boasts excellent connectivity by car: Marbella Town Center: just 5 minutes away Puerto Banús: 10 minutes away Málaga Airport: a straightforward 35-minute drive A fantastic opportunity for anyone seeking a comfortable, stress-free home in one of Marbella's most convenient and peaceful neighborhoods. Detached Villa, El Rosario, Costa del Sol. 4 Bedrooms, 3 Bathrooms, Built 265 m², Terrace 140 m², Garden/Plot 1016 m². Setting : Close To Golf, Close To Shops, Close To Sea, Close To Schools, Close To Forest, Urbanisation. Orientation : South. Condition : Good. Pool : Private. Climate Control : Air Conditioning, Hot A/C, Cold A/C, Fireplace. Views : Garden, Pool. Features : Near Transport, Private Terrace, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Barbeque, Basement. Furniture : Not Furnished. Kitchen : Fully Fitted. Garden : Private, Landscaped, Easy Maintenance. Parking : More Than One, Private. Utilities : Electricity, Drinkable Water. Category : Resale.

Setting

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Urbanisation

Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Fireplace

Kitchen

- ✓ Fully Fitted

Category

- ✓ Resale

Orientation

- ✓ South

Views

- ✓ Garden
- ✓ Pool

Garden

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

Condition

- ✓ Good

Features

- ✓ Near Transport
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Basement

Parking

- ✓ More Than One
- ✓ Private

Pool

- ✓ Private

Furniture

- ✓ Not Furnished

Utilities

- ✓ Electricity
- ✓ Drinkable Water























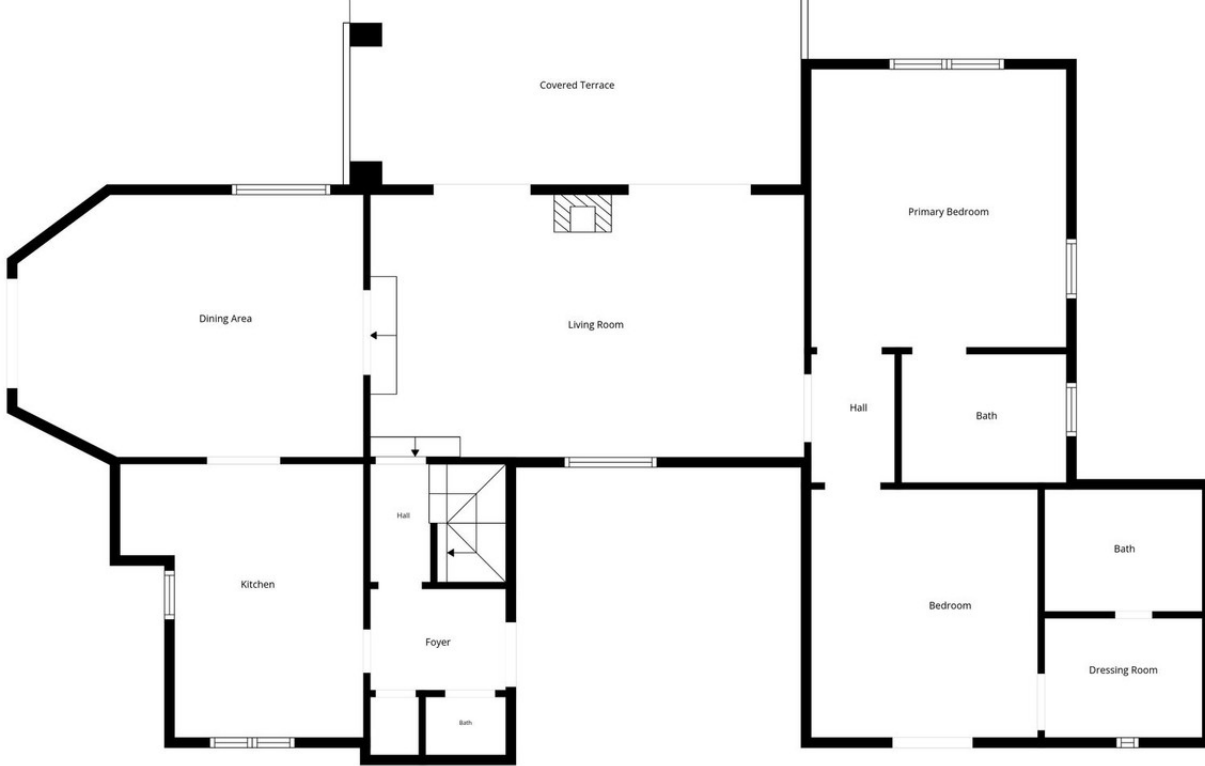




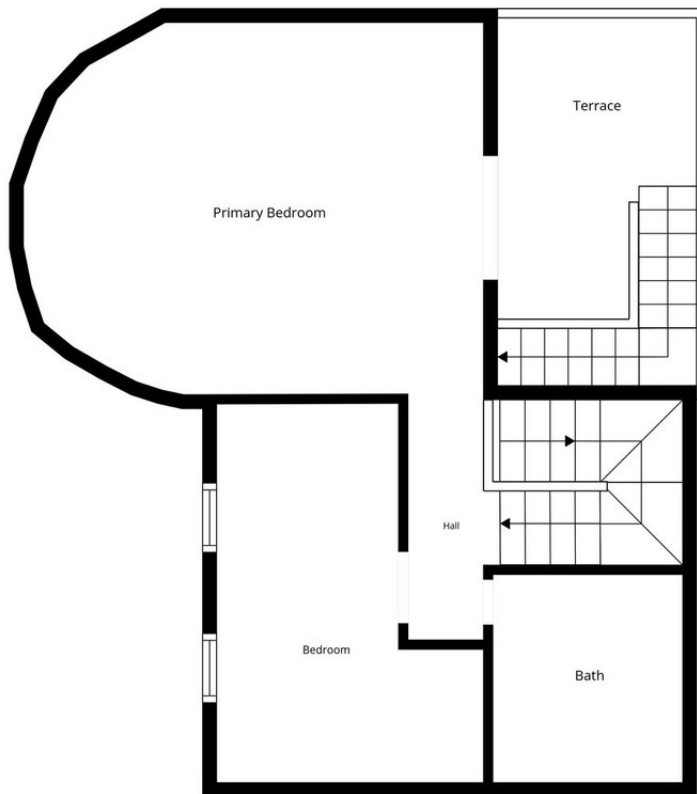






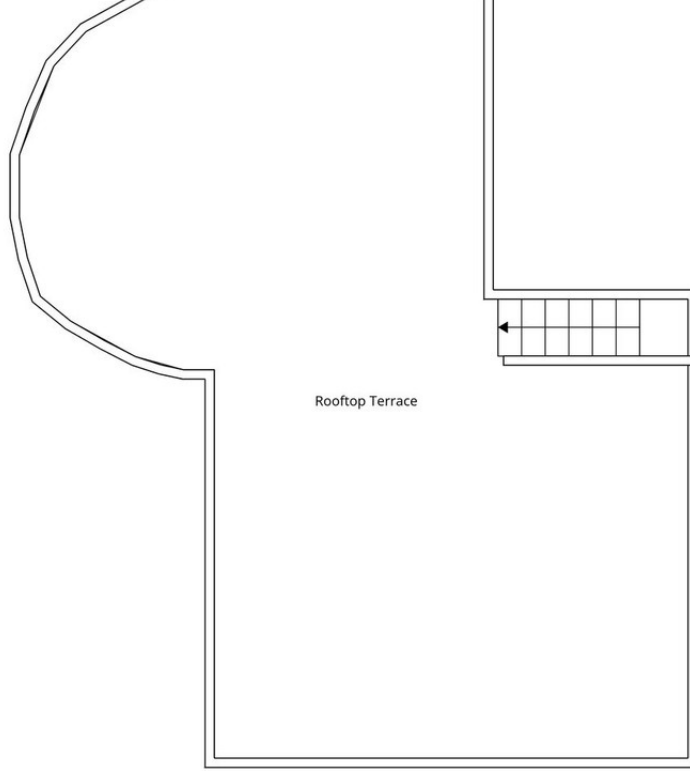


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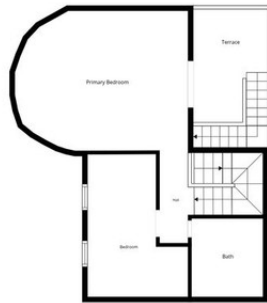


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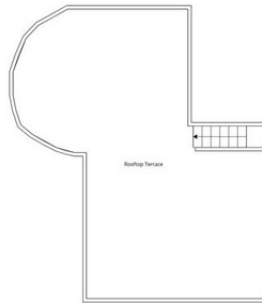




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2nd Floor



3rd Floor



1st Floor



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