

**Ref.-ID: MIBGR5256439**

**Las Chapas**

**House**



**2**



**3.5**



**190 m2**



**1000 m2**

SCHEDULE A NO-OBLIGATION VISIT! CALL US! ☐ A villa where you can disconnect, breathe, and enjoy yourself all year round. A 20-minute walk from the beach and all the main amenities offered by Elviria and El Rosario, with an incredible heated infinity pool and numerous terraces, a garden, and a solarium. This bright property combines contemporary design, privacy, and stunning open views of the sea and garden, making every day a little luxury, every day a vacation you'll want to remember. THE VILLA IN DETAIL ☐ From the moment you step inside, the villa conveys a feeling of spaciousness and serenity. The white volumes, natural light, and contemporary design envelop the home in a fresh and welcoming atmosphere. The spacious and bright main living room opens onto the outside through large windows, integrating the interior with the garden and terraces. Light floods every corner, accentuating the soft tones, clean lines, and calm atmosphere that define this home. The covered terrace serves as a natural extension of the living room, perfect for year-round enjoyment, while the open terrace invites you to have breakfast in the sun or relax at sunset with open views. The fully equipped open-plan kitchen maintains the aesthetic consistency with the rest of the house: light-colored materials, straight lines, and a layout designed for everyday comfort. Ideal for long stays and for those who value practicality without compromising on design. The bedrooms stand out for their spaciousness, natural light, and direct access to the outdoors. The master bedroom has an en-suite bathroom and access to the garden, creating an intimate and relaxing atmosphere. The bathrooms, with modern lines and neutral tones, combine elegance and functionality, providing a feeling of well-being typical of a small spa. The outdoor area is one of the great treasures of this villa: ✓ Private infinity pool, which can be heated at an additional cost ✓ Mature garden with palm trees and Mediterranean vegetation ✓ Private solarium with partial sea views ✓ Ground floor patio, ideal as a functional space ✓ Several terraces, each with its own atmosphere The interplay of light, water, and vegetation creates a relaxing experience that can be enjoyed in all seasons. As extras, the property has a laundry room, storage room, Wi-Fi internet, automatic irrigation, air conditioning, electric radiators, good insulation, and private parking within the plot (two spaces). In addition, pets are allowed, making this villa a perfect home for those who want to share their lives with their animals. THE AREA IN DETAIL | El Rosario, Las Chapas, Marbella Este ☐ El Rosario is one of the most sought-after residential enclaves in Las Chapas, in Marbella East: a quiet, private area surrounded by Mediterranean vegetation. Just a few minutes away is Elviria, a vibrant area with supermarkets, artisan cafés, seaside restaurants, pharmacies, and all the essential services for everyday life. To enjoy the sea, the villa is just minutes away from some of Marbella's most popular beaches, such as Alicata Playa, each with its own character. And when you want a change of scenery, leading beach clubs such as Bono's Beach Club, La Plage Casanis, and NOSSO Beach offer designer sun loungers, Mediterranean cuisine, and sunsets worth enjoying. For a livelier atmosphere, there is the internationally renowned Nikki Beach Club in Las Chapas. For those who enjoy sports, the villa is just a few minutes away from Santa Clara Golf, Rio Real, and sports centers such as the Royal Tennis Club. In addition, the area offers beautiful hiking trails and walks among pine trees and dunes, perfect for those who appreciate nature: from the paths surrounding El Rosario to the coastal trails that connect to the beaches of Las Chapas and Elviria, Marbella East, ideal for walking, running, or cycling all year round. The connections are also excellent: the motorway is just a few minutes away, Marbella town center is less than ten minutes away, and Malaga airport is half an hour away. Likewise, such iconic places as Puerto Banús, Marbella's Old Town, and the Puente Romano area, with its most exclusive gastronomic and leisure offerings, are just a short drive away. All this makes El Rosario the perfect place for those seeking peace, comfort, and an authentic Mediterranean lifestyle all year round. In short, this villa is perfect for those looking for a relaxing and comfortable stay in one of the most exclusive areas of Marbella. Don't miss the opportunity to enjoy an unforgettable vacation in El Rosario, where luxury and tranquility on the coast are in perfect harmony!

**Setting**

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

**Climate Control**

- ✓ Air Conditioning

**Kitchen**

- ✓ Partially Fitted
- ✓ Kitchen-Lounge

**Category**

- ✓ Luxury

**Orientation**

- ✓ South

**Views**

- ✓ Sea
- ✓ Panoramic
- ✓ Garden
- ✓ Pool

**Garden**

- ✓ Private

**Condition**

- ✓ Good

**Features**

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing

**Security**

- ✓ Alarm System

**Pool**

- ✓ Private
- ✓ Heated

**Furniture**

- ✓ Fully Furnished

**Parking**

- ✓ More Than One
- ✓ Private

























































































