

## Продажа - Дом - El Rosario

**2.500.000€**



**Ref.-ID: MIBGR5253511**

**El Rosario**

**Дом**



**4**



**5**



**380 m<sup>2</sup>**

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.

**Расположение**

- На побережье
- Рядом с гольф-полем
- Рядом с морем
- Близко к школам

**ОРИЕНТАЦИЯ**

- Юг

**Состояние**

- Новое строительство

**бассейн**

- Приватный

**Климат-контроль**

- Кондиционер

**ВИД**

- Море
- Сад

**Особенности**

- Встроенные шкафы
- Рядом с транспортом
- Приватная терраса
- Кладовка
- Подсобное помещение
- Ванная комната
- Двойные стеклопакеты
- Подвал

**Мебель**

- Без мебели

**Кухня**

- Полностью оборудованная

**Сад**

- Приватный

**меры безопасности**

- Домофон

**Парковка**

- Гараж
- С навесом

**Коммунальные услуги**

- Электричество
- Фотозелектрические солнечные панели

**Категория**

- Инвестиции
- Элитная