



Продажа - Дом - El Rosario  
**3.895.000€**

[www.mibgroup.es](http://www.mibgroup.es)  
+34 661 89 71 88  
info@mibgroup.es



Ref.-ID: MIBGR5192215

El Rosario

Дом

Коммунальные: 2,316 EUR /  
год

ИБИ: 2,833 EUR / год

Мусор: 169 EUR / год



5



4



316 m<sup>2</sup>



2077 m<sup>2</sup>

Discover the essence of modern Mediterranean living in this brand new Ibiza-style villa, perfectly positioned in the prestigious and elevated enclave of El Rosario, Marbella East. From its commanding setting, the property offers panoramic sea views — a spectacular backdrop to every moment. Set on a magnificent, flat plot of over 2,000 m<sup>2</sup>, the villa enjoys optimal orientation, bathing both home and garden in sunlight throughout the day. Thoughtfully designed on one single level, this residence blends effortless flow with understated elegance. The open-plan layout enhances space and light, while premium materials and finishes reflect exceptional craftsmanship. A top-of-the-line sound system, high-speed WiFi both indoors and outdoors, and a fully integrated alarm system controllable via smartphone elevate your sense of luxury and ease. A state-of-the-art climate control system ensures perfect comfort year-round. Outside, the expansive flat garden offers a tranquil sanctuary — perfect for relaxing, entertaining, or enjoying a swim. The outdoor barbecue zone enhances the Mediterranean lifestyle, inviting al fresco dining under the sun or stars. A double garage and additional parking for several vehicles provide convenience for residents and guests alike. Located within a secure gated community with 24-hour security, the villa ensures privacy and peace of mind, while being just minutes from local shops, fine restaurants, and the beach. Its position also guarantees excellent connectivity, only 5 km from Marbella's city centre and a 10-minute drive to Puerto Banús. A rare opportunity to own a contemporary Ibiza-inspired villa in one of Marbella's most sought-after locations — combining luxury, comfort, and panoramic views on the Costa del Sol.

<b>Расположение</b>	<b>ОРИЕНТАЦИЯ</b>	<b>Состояние</b>	<b>бассейн</b>	<b>Климат-контроль</b>	<b>вид</b>
✓ Рядом с гольф-полем	✓ Восток	✓ Отличное	✓ Приватный	✓ Кондиционер	✓ Море
✓ Рядом с магазинами	✓ Юго-восток	✓ Недавно отремонтированная		✓ Кондиционер холодного	✓ Горы
✓ Рядом с морем	✓ Юг	✓ Недавно отремонтированная		воздуха	✓ Сельская местность
✓ Близко к школам	✓ Юго-запад			✓ Кондиционер горячего воздуха	✓ Панорамный
✓ Рядом с лесом	✓ Запад			✓ Центральное отопление	✓ Сад
✓ Урбанизация				✓ Камин	✓ Бассейн
<b>Особенности</b>	<b>Мебель</b>	<b>Кухня</b>	<b>Сад</b>	<b>меры безопасности</b>	<b>Парковка</b>
✓ Крытая терраса	✓ По желанию	✓ Полностью оборудованная	✓ Приватный	✓ Огражденный комплекс	✓ Гараж
✓ Встроенные шкафы				✓ Домофон	✓ С навесом
✓ Приватная терраса				✓ Сигнализация	✓ Более чем один
✓ WiFi				✓ Охрана 24 часа	
✓ Кладовка					
✓ Барбекю					
✓ Умный дом					
✓ Подвал					
<b>Коммунальные услуги</b>	<b>Категория</b>				
✓ Электричество	✓ Элитная				
	✓ Перепродажа				
	✓ Современного				