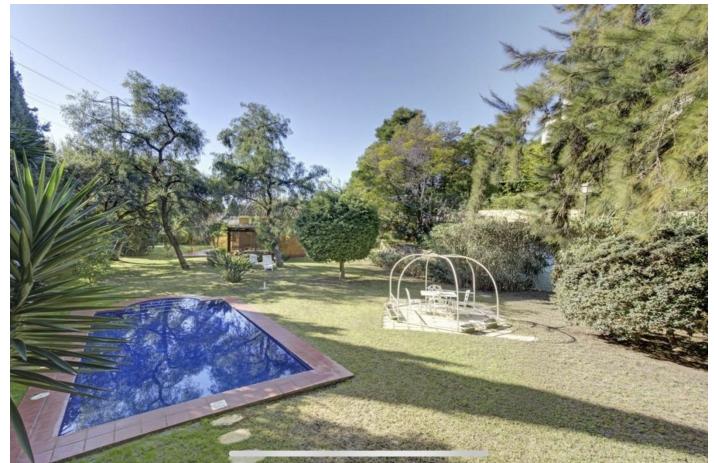




## Detached Villa for sale in El Rosario, Marbella

**995,000 €**

Reference: R5017084   Bedrooms: 3   Bathrooms: 2   Plot Size: 1,575m<sup>2</sup>   Build Size: 148m<sup>2</sup>   Terrace: 40m<sup>2</sup>





## Costa del Sol, El Rosario

**EXCLUSIVE :** Experience luxury and exclusivity in the prestigious El Rosario residential area of ??Marbella!

Imagine waking up every day in a privileged setting, just steps away from two magnificent golf courses: Santa Clara and Marbella Golf Country Club; the exclusive Real Club de Tenis de Marbella; and the prestigious bilingual schools: Las Chapas and English International College. In addition to the magnificent La Cañada Shopping Center, which is just a ten-minute drive away, this is the lifestyle offered by this impressive villa, located in one of the most coveted locations on the Costa del Sol.

Would you like to relax on the same beaches where international celebrities swim? This villa is just a fifteen-minute walk from the famous El Alicate beach, or just three minutes by car.

Or perhaps enjoy the best marinas on the Costa del Sol (such as Puerto Banús) for sailing or enjoying enchanting evenings of leisure? Here you have them all at your fingertips.

This spectacular villa is located on a completely flat 1,575 m<sup>2</sup> plot, combining elegance with good taste. It currently has a surface area of ??148 m<sup>2</sup> on one floor, distributed as follows:

Spacious living room

Separate kitchen

Three bedrooms

Two bathrooms (one en suite with the master bedroom)

Porch and terrace

Furthermore, it has permission to expand the building to 472.50 m<sup>2</sup>, allowing you to customize it to make it the home of your dreams. All surrounded by beautiful gardens and a lovely pool that give you the privacy and tranquility you seek.

This is a unique opportunity!

Don't miss out on this gem in one of Marbella's most exclusive enclaves. Contact us today to schedule a viewing and discover why this villa is the perfect place for your next home.

In compliance with Andalusian Regional Government Decree 2182005 of October 11, the customer is informed that notary and registry fees, property tax (ITPo in this case VAT), and other expenses inherent to the purchase are not included in the price.

**Features:**

Features	Orientation	Climate Control
Covered Terrace	South West	Air Conditioning
Near Transport		Cold A/C
Private Terrace		Hot A/C
Satellite TV		
Storage Room		
Ensuite Bathroom		
Fitted Wardrobes		
WiFi		
Utility Room		
Barbeque		
Car Hire Facility		
Fiber Optic		
Access for people with reduced mobility		
Setting	Condition	Pool
Commercial Area	Good	Private
Beachside		
Close To Golf		
Urbanisation		
Close To Sea		
Close To Shops		
Close To Schools		
Furniture	Kitchen	Garden
Part Furnished	Fully Fitted	Private
Security	Parking	Utilities
Gated Complex	Garage	Electricity
Alarm System	Private	Drinkable Water
Entry Phone		Telephone
Category		
With Planning Permission		