



## Frittliggende villa til salgs i El Rosario, Marbella

**995 000 €**

Referanse: R5017084 Soverom: 3 Bad: 2 Plottstørrelse: 1 575m<sup>2</sup> Bebygget areal: 148m<sup>2</sup> Terrasse: 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 Tennis 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.



## Egenskaper:

### Funksjoner

Dekket terrasse  
Nær transport  
Privat terrasse  
Satellitt -TV  
Lagerrom  
Ensuite bad  
Monterte garderober  
Wifi  
Verktøyrom  
Grill  
Bilutleieanlegg  
Fiberoptisk  
Tilgang for personer med redusert mobilitet

### Innstilling

Kommersielt område  
Stranden  
I nærheten av golf  
Urbanisering  
Nær sjøen  
I nærheten av butikker  
Nær skoler

### Møbler

Del møblert

### Sikkerhet

Inngjerdet kompleks  
Alarmsystem  
Inngangstelefon

### Kategori

Med planleggingstillatelse

### Orientering

Sørvest

### Betingelse

God

### Kjøkken

Fullt montert

### Parkering

Garasje  
Privat

### Klimakontroll

Klimaanlegg  
Kald a/c  
Varm a/c

### Basseng

Privat

### Hage

Privat

### Verktøy

Elektrisitet  
Drikkbart vann  
Telefon