

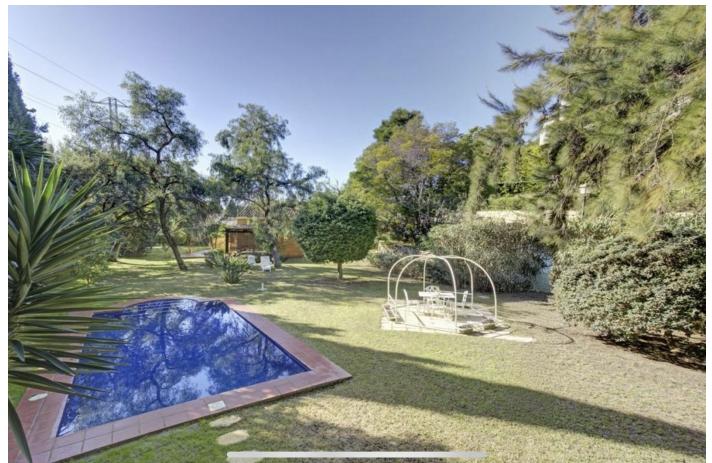


n.stigter@abracasabra.es

## Fristående villa till salu i Marbella

**995 000 €**

Referens: R5017084 Sovrum: 3 Badrum: 2 Komplott: 1 575 m<sup>2</sup> Bygga: 148m<sup>2</sup> Terrass: 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.



## Funktioner:

<b>Funktioner</b>	<b>Orientering</b>	<b>Klimatkontroll</b>
Täckt terrass	Sydväst	Luftkonditionering
Nära transport		Kall A/C
Privat terrass		Heta a/c
Satellit TV		
Förvarings rum		
Eget badrum		
Monterade garderober		
Wifi		
Förråd		
Grilla		
Fiberoptisk		
Tillgång för personer med minskad rörlighet		
Biluthyrningsanläggning		
<b>Miljö</b>	<b>Skick</b>	<b>Slå samman</b>
Försäljingsområde	Bra	Privat
Strandkant		
Nära golf		
Urbanisering		
Nära butiker		
Nära skolor		
Nära havet		
<b>möbel</b>	<b>Kök</b>	<b>Trädgård</b>
Del inredd	Fullmonterad	Privat
<b>säkerhet</b>	<b>Parkering</b>	<b>Verktyg</b>
Gated complex	Garage	Elektricitet
Larmsystem	Privat	Dricksvatten
Posttelefon		Telefon
<b>Kategori</b>		
Med planeringstillstånd		