



# Fristående villa till salu i Marbella

2 595 000 €

Referens: R5237761   Sovrum: 6   Badrum: 5   Komplot: 1097m<sup>2</sup>   Bygga: 342m<sup>2</sup>





## Costa del Sol, El Rosario

This refined villa in El Rosario offers privacy, comfort and Mediterranean living on a 1,097 m<sup>2</sup> plot with a total of 342 m<sup>2</sup> built. Its south-west orientation ensures bright interiors and beautiful sunset views. The main living space opens directly to the garden and pool, creating a seamless indoor-outdoor lifestyle. The fully fitted contemporary kitchen includes a separate pantry/scullery area, providing excellent practicality for everyday use as well as relaxed entertaining. The home currently offers five bedrooms and four bathrooms, plus a sixth room used as a study that can be converted into an additional bedroom. The primary suite includes a walk-in wardrobe, en-suite bathroom and access to the terrace. Outside, the property features a private pool, landscaped garden, multiple terraces and a solarium for year-round enjoyment. There are solar panels enhancing energy efficiency and parking for two cars on the property. An additional 45 m<sup>2</sup> of enclosed space on the lower level provides useful extra room for storage or future conversion. A secondary access to the upper level adds convenience for families or hosting guests. Located just a 5-minute drive from the beach and close to golf, international schools, shops and restaurants, the villa combines a peaceful residential setting with excellent access to Marbella's amenities, making it suitable for full-time living or as a high-yield rental investment. Property Highlights: - South-west orientation - Touristic license in place - Five bedrooms plus study - 5-minute drive from the beach - Private pool and landscaped outdoor areas - Contemporary fitted kitchen with pantry - Solar panels - Solarium and multiple terraces - 45 m<sup>2</sup> enclosed lower-level space for storage or future use



## Funktioner:

### Funktioner

Täckt terrass  
Nära transport  
Privat terrass  
Förvarings rum  
Monterade garderober  
Grilla  
Solarium

### Åsikter

Hav  
Trädgård  
Slå samman

### Slå samman

Privat

### Parkering

Mer än en  
Täckt

### Orientering

Sydväst

### Miljö

Strandkant  
Nära golf  
Nära butiker  
Nära skolor  
Nära havet

### möbel

Del inredd

### Verktyg

Soluppvärmning

### Klimatkontroll

Luftkonditionering  
Öppen spis

### Skick

Excellent

### Trädgård

Privat

### Kategori

Lyx