



**Property type :** Detached Villa

**Location :** El Rosario

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Orientation :** Southwest

**Views :** garden

**Parking :** 2 underground parkings

**House area :** 323 m<sup>2</sup>

**Plot area :** 1101 m<sup>2</sup>

- ✓ Close to golf
- ✓ WiFi
- ✓ Fitted wardrobes
- ✓ Terrace
- ✓ White goods
- ✓ Furnished
- ✓ Airconditioning

Discover an exquisite Andalusian-style villa in the prestigious El Rosario urbanization, Marbella East. This charming detached home, just minutes from Marbella's stunning beaches, offers a perfect combination of classic elegance, comfort, and significant investment potential.

The villa features a harmonious blend of classic architecture and cozy living spaces. Located in a private residential garden estate known for its luxurious homes and picturesque streets, this property is a true gem in Marbella East.

Upon entering the main level, you are welcomed into a spacious living room. Adjacent to the living room is a kitchen. A corridor leads to three bedrooms, including one ensuite, and two bedrooms sharing a bathroom. The lower level offers an additional bedroom with its own bathroom and a large living room that can be converted into more bedrooms if desired.

The large south-east facing terrace is perfect for enjoying the Mediterranean climate. The expansive plot features a lush garden with mature plants and a private pool, offering ample space for outdoor relaxation and entertaining.

A notable aspect of this property is its untapped potential. Two large rooms currently used for storage can be transformed into a cinema room, gym, spa, wine cellar, or any other desired amenity, enhancing the overall value and enjoyment of the home.

Proximity to Beach: Just a couple of minutes from the sandy beaches of Marbella East  
Distance to Marbella Town: Only 10 minutes by car  
Distance to Malaga airport: 35 minutes.

This villa represents a fantastic investment opportunity. While it retains its classic Andalusian charm, there is significant potential for modernization and expansion. The prime location, combined with the lush, mature garden and spacious plot, makes it an attractive option for investors looking to maximize their returns. The El Rosario urbanization also benefits from 24-hour surveillance, ensuring a secure and tranquil living environment.

Whether you're seeking a serene residential retreat or an investment with promising returns, this Andalusian-style villa in El Rosario, Marbella East, presents an unmatched opportunity. Embrace the chance to update and personalize this beautiful home to your taste, while enjoying the luxurious lifestyle that Marbella East has to offer.



