



**Property type :** Detached Villa

**Location :** El Rosario

**Bedrooms :** 9

**Bathrooms :** 7

**Swimming pool :** Private

**Garden :** Private

**Orientation :** Southwest

**Views :** Sea views

**Parking :** Closed Garage

**House area :** 506 m<sup>2</sup>

**Plot area :** 2900 m<sup>2</sup>

- ✓ Close to golf
- ✓ Close to sea
- ✓ WiFi
- ✓ Gymnasium
- ✓ Guest house
- ✓ Fitted wardrobes
- ✓ Alarm system
- ✓ Satellite dish
- ✓ Sauna
- ✓ Utility room
- ✓ Terrace
- ✓ White goods
- ✓ Jacuzzi
- ✓ Airconditioning
- ✓ Barbecue

Business opportunity! Impressive real estate of 636 m2 on a double plot en El Rosario, Marbella. Well priced villa for fast sale, very unique due to its size and facilities, perfect investment for rental business (holidays rent, Bed and breakfast, business events/weddings...)- WORKING TILL RECENTLY WITH HIGH REVENUE!

Main building of 2 levels occupies 404 m2 of constructed area and distributed in 7 bedrooms, lounge, lots of terrace space, 5 bathrooms, quest toilet, garage. Apart, there are 2 self-contained studio apartments with bathrooms and kitchenette, with separate entrance, of 60 m2 more. Sports/recreation facilities are in separate building and includes jacuzzi, sauna, gym, toilet and BBQ area. This real estate is located on a beautifully landscaped plot on 2 levels of 3000 m2 with mature garden, little water spring, swimming pool, chillout área with BBQ, and a wooden gazebo with fire pit. The villa presents a fusion of classic and modern styles, is recently refurbished and upgraded to high standard. Perfectly located in a quiet residential area with 24 hrs security, offers

lots of information easily accessible from the highway with minimum distance to all amenities of El Rosario: restaurants and shops, Marbella Royal Tennis club



