



Property type : Detached Villa

Location : El Rosario

Bedrooms : 3

Bathrooms : 2

Swimming pool : Private

Garden : Private

Orientation : South

Views : Mountain views

House area : 325 m²

Plot area : 2648 m²

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|------------------|--------------------|------------------|
| ✓ Close to sea | ✓ Close to golf | ✓ frontline golf |
| ✓ close to shops | ✓ Fitted wardrobes | ✓ Golf property |
| ✓ Storage room | ✓ Fireplace | ✓ Alarm system |
| ✓ Basement | ✓ Terrace | ✓ Furnished |
| ✓ Jacuzzi | ✓ Airconditioning | |

Nestled in the prestigious private community of "El Rosario" in Marbella East, this villa embodies the charm of traditional architecture. Positioned on two (2) spacious plots with a total size of 2648 m², its location provides first line golf views, while being centrally located for easy access to amenities and nearby beaches. The plots are extremely well placed in a cul de sac ensuring privacy from neighbours.

The villa features 3 bedrooms and 2 bathrooms, with approx. 325m² of built area including 40 m² in an independent basement that can easily be converted into additional bedrooms or a guest apartment.

At the heart of the residence we can find a pool & hot tub seamlessly integrating indoor and outdoor living areas. The expansive garden is filled with mature trees, lush vegetation and exotic palm trees from all over the world creating a peaceful ambiance.

There is also an option to combine the plots, presenting a significant opportunity for further development amounting to a total built space of 874 m².

This property uniquely combines traditional elegance with modern convenience, making it an ideal choice for those seeking a tranquil retreat or an investment opportunity in the much sought-after El Rosario neighbourhood of Marbella.



