



**Property type :** Detached Villa

**Location :** Marbella

**Bedrooms :** 5

**Bathrooms :** 6

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Sea views

**Parking :** Closed Garage

**House area :** 552 m<sup>2</sup>

**Plot area :** 1250 m<sup>2</sup>

- |                   |                          |                    |
|-------------------|--------------------------|--------------------|
| ✓ close to shops  | ✓ Close to beach         | ✓ Close to golf    |
| ✓ Close to sea    | ✓ WiFi                   | ✓ Handicap access  |
| ✓ Gymnasium       | ✓ Guest house            | ✓ Fitted wardrobes |
| ✓ Storage room    | ✓ Walking distance beach | ✓ Alarm system     |
| ✓ Central heating | ✓ Basement               | ✓ Lift             |
| ✓ Terrace         | ✓ White goods            | ✓ Furnished        |
| ✓ Jacuzzi         | ✓ Airconditioning        | ✓ Barbecue         |



A stunning contemporary beachside villa nestled in the exclusive residential area of El Rosario, Beach Urb. Las Chapas, Marbella.

Set on a generous 1,250 m<sup>2</sup> plot with a desirable south-facing orientation, this home offers breathtaking panoramic sea views from the rooftop terrace—just steps away from the beach.

Designed with sleek modern lines and expansive terraces, including a rooftop terrace with lounge, jacuzzi, and elevator access, this villa invites effortless indoor-outdoor living. The private infinity-style swimming pool, nearly 50 m<sup>2</sup>, is perfect for relaxation and entertaining in the warm Mediterranean climate.

Inside, the open and bright layout comprises five spacious bedrooms and six bathrooms, designed for both comfort and style. The interiors are curated with premium furniture and décor from prestigious brands such as Eichholtz, Cattelan Italia, and Kettal, combining timeless elegance with modern sophistication.

The entire house features underfloor heating and hot/cold air conditioning, ensuring year-round comfort in any season.

The versatile basement includes a fully equipped gym with bathroom, plus the option to add a sauna for ultimate relaxation. Parking is ample, with space for three cars in the garage and two additional cars in the covered carport.

Additional highlights include a separate outdoor toilet and shower accessible from the terrace, and a partially fenced plot ensuring privacy and security.

Located just minutes from Marbella's vibrant town center and only 30 minutes from Málaga International Airport, Casa Kitsune benefits from proximity to renowned amenities, including the famous Nosso Beach Club and premium golf courses.

Ideal as a high-yield rental investment property, Casa Kitsune offers a unique blend of luxury, tranquility, and beachside living in one of the most sought-after areas of the Costa del Sol.

