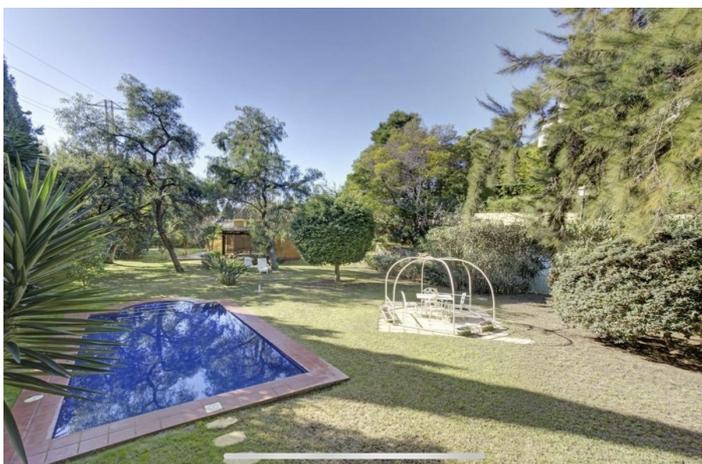
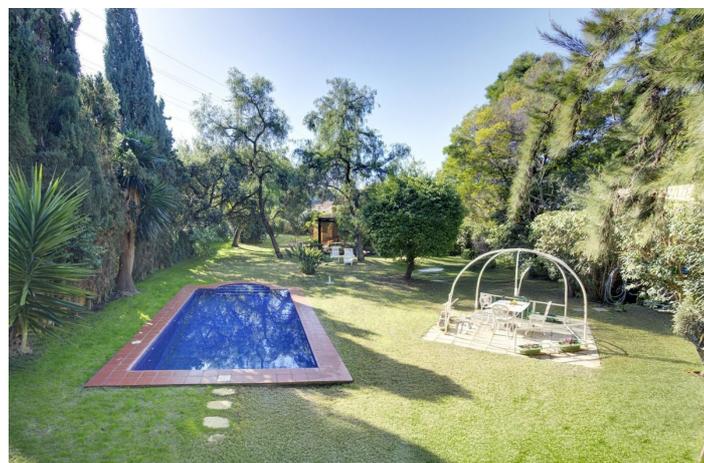




# Отличная вилла для продажи в Эль Росарио, Восточная Марбелья

995 000 €

Ссылка: R5017084 спальни: 3 ванная комната: 2 Размер участка: 1575m<sup>2</sup> Размер сборки: 148m<sup>2</sup>  
terраса: 40m<sup>2</sup>





## Коста дель Соль, Эль Росарио

**EXCLUSIVE** : Experience luxury and exclusivity in the prestigious El Rosario residential area of Marbella!

Given that the price of plots for building houses in El Rosario (Marbella) is high due to its exclusive location, generally above €500-800/m<sup>2</sup>, this means that with a plot of almost 1,600 m<sup>2</sup> you get the house for free.

Imagine waking up every day in a privileged setting, just steps away from two magnificent golf courses: Santa Clara and Marbella Golf Country Club; the exclusive Real Club de Tennis de Marbella; and the prestigious bilingual schools: Las Chapas and English International College. In addition to the magnificent La Cañada Shopping Center, which is just a ten-minute drive away, this is the lifestyle offered by this impressive villa, located in one of the most coveted locations on the Costa del Sol.

Would you like to relax on the same beaches where international celebrities swim? This villa is just a fifteen-minute walk from the famous El Alicate beach, or just three minutes by car.

Or perhaps enjoy the best marinas on the Costa del Sol (such as Puerto Banús) for sailing or enjoying enchanting evenings of leisure? Here you have them all at your fingertips.

This spectacular villa is located on a completely flat 1,575 m<sup>2</sup> plot, combining elegance with good taste. It currently has a surface area of 148 m<sup>2</sup> on one floor, distributed as follows:

Spacious living room

Separate kitchen

Three bedrooms

Two bathrooms (one en suite with the master bedroom)

Porch and terrace

Furthermore, it has permission to expand the building to 472.50 m<sup>2</sup>, allowing you to customize it to make it the home of your dreams. All surrounded by beautiful gardens and a lovely pool that give you the privacy and tranquility you seek.

This is a unique opportunity!

Don't miss out on this gem in one of Marbella's most exclusive enclaves. Contact us today to schedule a viewing and discover why this villa is the perfect place for your next home.

In compliance with Andalusian Regional Government Decree 2182005 of October 11, the customer is informed that notary and registry fees, property tax (ITPo in this case VAT), and other expenses inherent to the purchase are not included in the price.



## Характеристики:

### Функции

Покрытая терраса  
Рядом с транспортом  
Частная терраса  
Спутниковое телевидение  
Хранилище  
Ванная комната  
Приспособленные шкафы  
Wi-Fi  
Утилита  
Барбекю  
Установка для проката автомобилей  
Волоконно -оптика  
Доступ для людей с уменьшенной мобильностью

### Параметр

Коммерческий район  
Пляжный  
Рядом с гольфом  
Урбанизация  
Рядом с морем  
Рядом с магазинами  
Рядом с школами

### Мебель

Часть мебелирована

### Безопасность

Закрытый комплекс  
Система тревоги  
Входчик телефона

### Категория

С разрешения на планирование

### Ориентация

Юго -запад

### Состояние

Хороший

### Кухня

Полностью оснащен

### Стоянка

Гараж  
Частный

### Климат -контроль

Кондиционер  
Холодный А/С  
Горячий кондиционер

### Бассейн

Частный

### Сад

Частный

### Коммунальные услуги

Электричество  
Питьевая вода  
Телефон