



## Frakoblet villa til salg i El Rosario, Marbella øst

3.895.000 €

Reference: R5192215 Soveværelser: 5 Badeværelser: 4 Grundstørrelse: 2.077m<sup>2</sup> Byg Størrelse: 316m<sup>2</sup> Terrasse: 150m<sup>2</sup>





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## Costa del Sol, El Rosario

Discover the essence of modern Mediterranean living in this brand new Ibiza-style villa, perfectly positioned in the prestigious and elevated enclave of El Rosario, Marbella East. From its commanding setting, the property offers panoramic sea views – a spectacular backdrop to every moment. Set on a magnificent, flat plot of over 2,000 m<sup>2</sup>, the villa enjoys optimal orientation, bathing both home and garden in sunlight throughout the day. Thoughtfully designed on one single level, this residence blends effortless flow with understated elegance. The open-plan layout enhances space and light, while premium materials and finishes reflect exceptional craftsmanship. A top-of-the-line sound system, high-speed Wi-Fi both indoors and outdoors, and a fully integrated alarm system controllable via smartphone elevate your sense of luxury and ease. A state-of-the-art climate control system ensures perfect comfort year-round. Outside, the expansive flat garden offers a tranquil sanctuary – perfect for relaxing, entertaining, or enjoying a swim. The outdoor barbecue zone enhances the Mediterranean lifestyle, inviting al fresco dining under the sun or stars. A double garage and additional parking for several vehicles provide convenience for residents and guests alike. Located within a secure gated community with 24-hour security, the villa ensures privacy and peace of mind, while being just minutes from local shops, fine restaurants, and the beach. Its position also guarantees excellent connectivity, only 5 km from Marbella's city centre and a 10-minute drive to Puerto Banús. A rare opportunity to own a contemporary Ibiza-inspired villa in one of Marbella's most sought-after locations – combining luxury, comfort, and panoramic views on the Costa del Sol.



## Funktioner:

### Funktioner

Dækket terrasse  
Privat terrasse  
Opbevaringsrum  
Monterede garderober  
Wifi  
Grill

Domotics

Kælder

### Synspunkter

Hav  
Bjerg  
Panoramisk  
Land  
Have  
Pool

### Pool

Privat

### Have

Privat

### Hjælpeprogrammer

Elektricitet

### CO2 -emissionsklassificering

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### Orientering

Øst  
Syd  
Vest  
Sydøst  
Sydvest

### Indstilling

Tæt på golf  
Urbanisering  
Tæt på havet  
Tæt på butikker  
Tæt på skoler  
Tæt på skov

### Møbel

Valgfri

### Sikkerhed

Gated kompleks  
24 timers sikkerhed  
Alarmsystem  
Indgangstelefon

### Kategori

Luksus  
Videresalg  
Moderne

### Klimakontrol

Aircondition  
Kold aircondition  
Varm aircondition  
Ildsted  
Centralvarme

### Tilstand

Fremragende  
For nylig renoveret  
For nylig renoveret

### Køkken

Fuldt monteret

### Parkering

Garage  
Dækket  
Mere end en

### Energi rating

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