



## Detached Villa til salg i El Rosario, Marbella

**1.895.000 €**

Reference: R4330513 Soveværelser: 4 Badeværelser: 5 Grundstørrelse: 1.054m<sup>2</sup> Byg Størrelse: 330m<sup>2</sup> Terrasse: 270m<sup>2</sup>





## Costa del Sol, El Rosario

This villa is in one of Marbella's most established residential areas, El Rosario, just a 10-minute drive east of Marbella town centre. Close to some of the resort's most alluring beaches, the neighbourhood offers sports, restaurants, shops and amenities while being close to a number of good international and Spanish schools. Totally renovated in 2012 as a comfortable, contemporary luxury home, the property has been renovated to a high quality finish. Sitting within a plot of 1054 m<sup>2</sup> the home is built over 3 levels and provides a generous 300 m<sup>2</sup> of living space plus a further 200m<sup>2</sup> of terraces. You enter the home into a courtyard complete with palms and into the main doorway to the hallway and lounge beyond. The ground floor comprises a light, airy living space with a contemporary lounge, elegant separate dining area and large, fully-fitted kitchen. 3 of the 4 bedroom suites are also to be found on the ground floor and as such enjoy direct views and access to the garden and pool area. The ground floor living space is extended with a large terrace overlooking the gardens and ideal for al fresco dining. The Master bedroom suite takes up the entire first floor. Enjoying wonderful sea and golf views from the private 70m<sup>2</sup> terrace. The en-suite bathroom is on-trend and the whole suite enjoys tranquillity and privacy along with the beautiful views. The villa also has a basement of 30 m<sup>2</sup> which can be customized for your taste as a spare bedroom, games room or studio. The garden covers 1054 m<sup>2</sup> and is accessed via steps down from the living room terrace. With lawns, an outdoor lounge, barbecue area and a swimming pool with solarium, the garden is private and perfectly adapted to relaxation. Complete with air-conditioning, the villa has a car port for 2 cars. Southwest facing, the villa has sunshine all day and enjoys wonderful sunsets over La Concha mountain. Conveniently located not far from a commercial centre, the villa is just a 4 minute walk away from shops, cafés and restaurants. There is also a local tennis club, and the long white beaches are just a 5 minute drive away. Close to the hospital, a large commercial centre and Marbella town centre, not surprisingly, El Rosario is a desirable residential area. Early viewing of this complete and private home is recommended.



## Funktioner:

<b>Funktioner</b>	<b>Orientering</b>	<b>Klimakontrol</b>
Dækket terrasse	Sydvest	Aircondition
Privat terrasse		Kold aircondition
Satellit -tv		Varm aircondition
Ensuite badeværelse		
Dobbeltvindue		
Monterede garderobeskabe		
Wifi		
Værktøjsrum		
Kælder		
Fiberoptik		
<b>Synspunkter</b>	<b>Indstilling</b>	<b>Tilstand</b>
Hav	Tæt på golf	Fremragende
Panoramisk	Urbanisering	
Have	Tæt på butikker	
Pool	Tæt på skoler	
Golf	Tæt på skov	
<b>Pool</b>	<b>Møbel</b>	<b>Køkken</b>
Privat	Fuldt møbleret	Fuldt monteret
<b>Have</b>	<b>Sikkerhed</b>	<b>Parkering</b>
Privat	Gated kompleks	Privat
Anlæg	Alarmsystem	Dækket
Nem vedligeholdelse		Åben
		Mere end en
<b>Hjælpeprogrammer</b>	<b>Kategori</b>	
Elektricitet	Investering	
Drikkeligt vand	Golf	
Telefon	Luksus	
	Videresalg	