## Sales - House - El Rosario

# 1.200.000€











**Ref.-ID: R5477800** **El Rosario** **House**

**Community: 564 EUR / year** **IBI: 928 EUR / year** **Rubbish: 240 EUR / year** **3** **4** **186 m2** **646 m2**

Charming 3-Bedroom Villa in Ricmar, El Rosario – Marbella Nestled within a small and peaceful urbanisation in Ricmar, El Rosario, this charming 3-bedroom, 2-bathroom villa offers a wonderful combination of privacy, nature and convenience, just a short distance from Marbella's beautiful coastline. The Villa is laid out as follows: On the entrance level you will find a large open plan kitchen, with the latest MIELE appliances, Spacious living and dining room over 2 floors with fire a place and access to the terrace overlooking the private pool and garden. On the same level there are 2 bedrooms with en-suite bathrooms. The entire house is build with german qualities and has underfloor heating through out, as well new pipes and electrics. All windows have electric shutters. On the upper level you will find the master bedroom with a walk-in wardrobe, a huge family bathroom and a large room which can be converted into a second living room, a 4th bedroom, gym, cinema etc... There is gated parking for 2 cars, several storage rooms, a laundry room, a Man cave and a small bodega. Everything got renovated in 2018. Surrounded by greenery and with the mountains as its backdrop, the property enjoys a particularly tranquil setting. It is an ideal home for anyone who appreciates an outdoor lifestyle, with the surrounding area offering excellent opportunities for cycling, dog walking and hiking. Despite its peaceful location, the beach is remarkably close. The sandy shores of Costabella are approximately 1.5 km away via an easy, flat walk, making it perfectly feasible to stroll down to the sea rather than take the car. The villa is also very well positioned for families. There are several international schools in the surrounding area, with The English International College (EIC) within walking distance, adding considerably to the practicality of the location for year-round living. Golf enthusiasts are equally well catered for, with a choice of established golf courses within approximately 5–10 minutes by car, including Santa Clara Golf, Santa María Golf, Río Real Golf and Cabopino Golf, as well as other courses in the Marbella area. The villa itself offers three bedrooms and two bathrooms, with attractive outdoor areas that complement the relaxed Mediterranean lifestyle. Its whitewashed architecture, terraces and garden create an inviting setting for outdoor dining, entertaining or simply enjoying Marbella's climate. An excellent option as a permanent family home, holiday residence or Marbella investment property, particularly for buyers looking for a villa close to the coast while enjoying the space and tranquillity of a more natural setting.

**Setting**
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Urbanisation

**Orientation**
- ✔ West Facing

**Condition**
- ✔ Good Condition
- ✔ Recently Renovated

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating
- ✔ Fireplace
- ✔ U/F Heating
- ✔ U/F/H Bathrooms

**Views**
- ✔ Garden Views
- ✔ Pool Views
- ✔ Forest Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Fiber Optic

**Furniture**
- ✔ Optional Furniture

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Alarm System

**Parking**
- ✔ Open Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale