EK
ARBAT ESTATES

Sales - House - El Rosario

2.100.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com







Ref.-ID: R2927315 **El Rosario** **House**

9 **7.5** **952 m2** **1023 m2**

Villa with Outstanding Spa Facilities and Investment Potential in El Rosario Nestled in the sought-after residential area of El Rosario, this substantial villa presents a rare opportunity to create an exceptional luxury residence or boutique wellness retreat. Occupying a peaceful location in the lower part of the urbanisation, the property enjoys pleasant garden views and is just moments from a nearby golf course. The villa is arranged over three spacious levels and offers **9 generous bedrooms**, **7 bathrooms**, and a guest cloakroom. One floor is currently occupied by the owners, while the remaining accommodation is rented, providing **an attractive monthly rental income** from 12 residents. A truly exceptional feature of the property is its **240 m² indoor heated swimming pool**, one of the largest private wellness facilities in the area. The pool is equipped with a heat pump and **two powerful counter-current jet systems**, ideal for year-round swimming and fitness. The extensive spa area further includes **six Jacuzzis**, **two hydrotherapy massage cabins**, a **steam bath**, a **Finnish sauna**, and an **infrared sauna**, offering an unrivalled private wellness experience. The villa has also been upgraded with **8.5 kW solar panels**, enhancing its energy efficiency and reducing running costs. Additional amenities include: * Garage for 2 cars * Private parking for a further 4 vehicles * Guest apartment * Storeroom The location combines tranquillity with excellent convenience. Shops, restaurants, cafés, public transport, and the commercial centre of El Rosario are all within easy walking distance. The sandy beaches are approximately **15 minutes on foot**, while Marbella town centre is just a **10-minute drive** away. Whether as a prestigious family home, a luxury wellness residence, or an investment property with immediate rental income and significant value-enhancement potential, this villa represents an outstanding opportunity in one of Marbella East's most established residential communities.

Setting
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Schools

Orientation
- ✔ South West Orientation

Condition
- ✔ Good Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Panoramic Views

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Gym
- ✔ Marble Flooring
- ✔ Double Glazing

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone