EK
ARBAT ESTATES

Sales - House - El Rosario

2.590.000€

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Ref.-ID: R4593358 **El Rosario** **House**

Community: 1,440 EUR / year **IBI: 1,400 EUR / year** **Rubbish: 180 EUR / year** **5** **7.5** **374 m2** **1065 m2**

Presenting an exceptional villa in the sought-after El Rosario Urbanization on the esteemed Costa del Sol. This meticulously renovated property epitomizes luxury and stands as one of the premier residential areas on the eastern side of Marbella. Nestled in an enclave of villas surrounded by lush gardens, this residence prioritizes serenity. The villa boasts nearly 310 m2 of living space on a 1,065 m2 plot, featuring a pool, solarium, terraces with a covered outdoor kitchen, garden areas, and a covered garage. The residence features underfloor heating and electricity from advanced photovoltaic systems. Calacatta Venato marble adorns the exterior, and oak doors with an Iroko finish add elegance. The open-plan living and dining area seamlessly connects to a kitchen with wooden floors, creating an expansive space. The upper floor showcases three bathrooms with marble flooring and three bedrooms, two en suite, with illuminable wardrobes. The smaller bedroom is repurposed as a fitness area, while the main bedroom boasts a terrace with fitness equipment. The Gaggenau-equipped kitchen features top-of-the-line appliances and fine Moblapa wood furniture. Two guest flats with private entrance offer additional space. The villa includes a climate-controlled wine cellar and a newly constructed guest house with pure luxury and splendid views. The outdoor kitchen is equipped with exclusive all-weather technology and high-end appliances.

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

Orientation
- ✔ South West

Condition
- ✔ Excellent
- ✔ Recently Renovated

Pool
- ✔ Private
- ✔ Heated

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace
- ✔ U/F Heating

Views
- ✔ Sea
- ✔ Country
- ✔ Garden
- ✔ Pool

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi
- ✔ Gym
- ✔ Guest Apartment
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Wood Flooring
- ✔ Marble Flooring
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Partially Fitted
- ✔ Kitchen-Lounge

Garden
- ✔ Private

Security
- ✔ Electric Blinds
- ✔ Alarm System
- ✔ 24 Hour Security

Parking
- ✔ Covered
- ✔ More Than One

Utilities
- ✔ Solar water heating

Category
- ✔ Luxury