EK
ARBAT ESTATES

Sales - House - El Rosario

1.795.000€

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







Ref.-ID: R4765687 **El Rosario** **House**

Community: 1,104 EUR / year **IBI: 1,320 EUR / year** **Rubbish: 195 EUR / year** **4** **2** **253 m2** **1000 m2**

El Rosario Key Ready Home....An opportunity to secure a lovely home in El Rosario is here. A beautiful and fully reformed key-ready villa within the desirable leafy streets of the sought-after location in Marbella East. This 4 bedroom villa has been updated from it's traditional design and now presents as a very stylish home with cool split level living and plenty of outdoor space. Located in a peaceful leafy street tucked away behind the main avenue of El rosario, the property is accessed via automated gates into a spacious driveway which leads to a secure enclosed garage with plenty of space for 2 or 3 other cars oustide. With a southern orientation the property and it's garden benefit from sunshine all day, and is a perfect size for a family with children. The villa has been paved all around with wonderful outside terrace areas which make a superb place for al fresco enjoyment. The pretty freeform swimming pool is next to the lower level of the villa, and outside of the pool terraces are very nice green areas, including an area of about 300 sqm which features a lovely barbecue house and outdoor dining area. Inside, this El Rosario villa in Marbella East has been completely updated and lovingly reformed. the front door opens straight into the open-plan kitchen which has windows on all of the adjacent walls giving plenty of light and lovely garden views. Top notch appliances have been installed in the kitchen making it a joy to cook and ensuring excellent family time with the open-plan aspect. This kitchen overlooks a large dining area on the level below, with designer table and chairs provides seating for 6 diners, and adjacent to this is the gorgeous and super-stylish living area. The salon has been separated into 2 with a clever design feature of a free standing wall, which gives wonderful allowing for a less formal snug area on one side and then a more formal drawing room on the other side. Floor to ceiling windows flank this south-facing room and allow for plentiful light and views to the garden. A large patio doors leads to the elevated terrace on this level and here is a gorgeous al fresco dining and lounging area, with lights and speakers fitted, meaning that you have the ultimate place to socialise with friends in the summer evenings. The wonderful master suite has it's own bathroom and dressing room area. It is spacious and elegant and has lovely views across the garden. There are plenty of built in wardrobes and room for a dressing table. Adjacent to this is an open plan office or study, which is a great option for anyone who needs to keep an area designated for laptops and paperwork. On the lower level there are 3 bedrooms. They are all spacious and bright, with high ceilings and garden views. In fact, 2 of them benefit from direct access to patio doors to the pool area, which is great if you have guests staying, or if your have teenage kids with friends visiting. Another wonderful feature which any family will enjoy is the outside bar and kitchen. Built into a terrace under the front of the villa, this features built in speakers and a television: What a way to enjoy sports events with friends and family! This updating and reform of this villa has been very well executed by it's current owner. Detail has not been overlooked. Superb use of materials and colours that suit a cool and contemporary interior are what gives this El Rosario home it's unique style. A home that has charm and yet is elegant. Is comfortable and yet functional. And is located just minutes from the very lovely sandy beaches of the east coast of Marbella.

Condition

✔ Excellent Condition