

Sales - House - El Rosario
3.895.000€

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Ref.-ID: R5192215

El Rosario

House

Community: 2,316 EUR / year IBI: 2,833 EUR / year

Rubbish: 169 EUR / year



5



4



316 m2



2077 m2

Discover the essence of modern Mediterranean living in this brand new Ibiza-style villa, perfectly positioned in the prestigious and elevated enclave of El Rosario, Marbella East. From its commanding setting, the property offers panoramic sea views — a spectacular backdrop to every moment. Set on a magnificent, flat plot of over 2,000 m², the villa enjoys optimal orientation, bathing both home and garden in sunlight throughout the day. Thoughtfully designed on one single level, this residence blends effortless flow with understated elegance. The open-plan layout enhances space and light, while premium materials and finishes reflect exceptional craftsmanship. A top-of-the-line sound system, high-speed Wi-Fi both indoors and outdoors, and a fully integrated alarm system controllable via smartphone elevate your sense of luxury and ease. A state-of-the-art climate control system ensures perfect comfort year-round. Outside, the expansive flat garden offers a tranquil sanctuary — perfect for relaxing, entertaining, or enjoying a swim. The outdoor barbecue zone enhances the Mediterranean lifestyle, inviting al fresco dining under the sun or stars. A double garage and additional parking for several vehicles provide convenience for residents and guests alike. Located within a secure gated community with 24-hour security, the villa ensures privacy and peace of mind, while being just minutes from local shops, fine restaurants, and the beach. Its position also guarantees excellent connectivity, only 5 km from Marbella’s city centre and a 10-minute drive to Puerto Banús. A rare opportunity to own a contemporary Ibiza-inspired villa in one of Marbella’s most sought-after locations — combining luxury, comfort, and panoramic views on the Costa del Sol.

Setting ✓ Close To Golf ✓ Close To Shops ✓ Close To Sea ✓ Close To Schools ✓ Close To Forest ✓ Urbanisation	Orientation ✓ East ✓ South East ✓ South ✓ South West ✓ West	Condition ✓ Excellent ✓ Recently Renovated ✓ Recently Refurbished	Pool ✓ Private	Climate Control ✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C ✓ Central Heating ✓ Fireplace	Views ✓ Sea ✓ Mountain ✓ Country ✓ Panoramic ✓ Garden ✓ Pool
Features ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Private Terrace ✓ WiFi ✓ Storage Room ✓ Barbeque ✓ Domotics ✓ Basement	Furniture ✓ Optional	Kitchen ✓ Fully Fitted	Garden ✓ Private	Security ✓ Gated Complex ✓ Entry Phone ✓ Alarm System ✓ 24 Hour Security	Parking ✓ Garage ✓ Covered ✓ More Than One
Utilities ✓ Electricity	Category ✓ Luxury ✓ Resale ✓ Contemporary				