



**Sales - House - El Rosario**

**2.595.000€**

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**Ref.-ID: R5237761**

**El Rosario**

**House**



**6**



**4.5**



**342 m<sup>2</sup>**



**1097 m<sup>2</sup>**

This refined villa in El Rosario offers privacy, comfort and Mediterranean living on a 1,097 m<sup>2</sup> plot with a total of 342 m<sup>2</sup> built. Its south-west orientation ensures bright interiors and beautiful sunset views. The main living space opens directly to the garden and pool, creating a seamless indoor-outdoor lifestyle. The fully fitted contemporary kitchen includes a separate pantry/scullery area, providing excellent practicality for everyday use as well as relaxed entertaining. The home currently offers five bedrooms and four bathrooms, plus a sixth room used as a study that can be converted into an additional bedroom. The primary suite includes a walk-in wardrobe, en-suite bathroom and access to the terrace. Outside, the property features a private pool, landscaped garden, multiple terraces and a solarium for year-round enjoyment. There are solar panels enhancing energy efficiency and parking for two cars on the property. An additional 45 m<sup>2</sup> of enclosed space on the lower level provides useful extra room for storage or future conversion. A secondary access to the upper level adds convenience for families or hosting guests. Located just a 5-minute drive from the beach and close to golf, international schools, shops and restaurants, the villa combines a peaceful residential setting with excellent access to Marbella's amenities, making it suitable for full-time living or as a high-yield rental investment. Property Highlights: - South-west orientation - Touristic license in place - Five bedrooms plus study - 5-minute drive from the beach - Private pool and landscaped outdoor areas - Contemporary fitted kitchen with pantry - Solar panels - Solarium and multiple terraces - 45 m<sup>2</sup> enclosed lower-level space for storage or future use

<b>Setting</b>	<b>Orientation</b>	<b>Condition</b>	<b>Pool</b>	<b>Climate Control</b>	<b>Views</b>
<input checked="" type="checkbox"/> Beachside <input checked="" type="checkbox"/> Close To Golf <input checked="" type="checkbox"/> Close To Shops <input checked="" type="checkbox"/> Close To Sea <input checked="" type="checkbox"/> Close To Schools	<input checked="" type="checkbox"/> South West	<input checked="" type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> Air Conditioning <input checked="" type="checkbox"/> Fireplace	<input checked="" type="checkbox"/> Sea <input checked="" type="checkbox"/> Garden <input checked="" type="checkbox"/> Pool
<b>Features</b>	<b>Furniture</b>	<b>Garden</b>	<b>Parking</b>	<b>Utilities</b>	<b>Category</b>
<input checked="" type="checkbox"/> Covered Terrace <input checked="" type="checkbox"/> Fitted Wardrobes <input checked="" type="checkbox"/> Near Transport <input checked="" type="checkbox"/> Private Terrace <input checked="" type="checkbox"/> Solarium <input checked="" type="checkbox"/> Storage Room <input checked="" type="checkbox"/> Barbeque	<input checked="" type="checkbox"/> Part Furnished	<input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> Covered <input checked="" type="checkbox"/> More Than One	<input checked="" type="checkbox"/> Solar water heating	<input checked="" type="checkbox"/> Luxury