



**Ref.-ID: R5375830**

**El Rosario**

**House**

**Community: 1,932 EUR / year**

**IBI: 1,746 EUR / year**



**3**



**2**



**148 m2**



**1575 m2**

EXCLUSIVE...El Rosario, Lower Part, Marbella! A completely flat plot of 1,575 m<sup>2</sup>. Currently, it has a 148 m<sup>2</sup> single-story house, distributed as follows: Spacious living room Separate kitchen Three bedrooms Two bathrooms (one en suite with the master bedroom) Porch and terrace Furthermore, it has permission to extend the building to 472.50 m<sup>2</sup>, allowing you to personalize it and create your dream home. All this surrounded by beautiful gardens and a lovely swimming pool that provide the privacy and tranquility you seek. This is a unique opportunity! IMPORTANT: There is an electricity pole, which now has an undergrounding project APPROVED by the neighbors and community of El Rosario. It is just a matter of time before a date is set for this work. THAT IS WHY IT IS PRICED AS IT IS. The current owners will cover the costs of the work. Don't miss out on this gem in one of Marbella's most exclusive locations. Contact us today to arrange a viewing and discover why this villa is the perfect place for your next home. In compliance with Decree 218/2005 of the Andalusian Regional Government, dated October 11, please note that notary fees, registration fees, property transfer tax (ITPO), VAT, and other expenses related to the purchase are not included in the price.

**Setting**

- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Urbanisation

**Orientation**

- ✓ South West

**Condition**

- ✓ Good

**Pool**

- ✓ Private

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Barbeque
- ✓ Car Hire Facility
- ✓ Fiber Optic

**Furniture**

- ✓ Part Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Private

**Security**

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ Alarm System

**Parking**

- ✓ Garage
- ✓ Private

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

**Category**

- ✓ With Planning Permission