EK
ARBAT ESTATES

**Sales - House - El Rosario**

**2.420.000€**

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**Ref.-ID: R5427643**

**El Rosario**

**House**

**Community: 1,440 EUR / year**

**Rubbish: 280 EUR / year**

**5** **6** **598 m2** **1100 m2**

Modern Sea-View Villa with 24-Hour Security in El Rosario, Marbella East This exceptional contemporary villa is located in the secure and highly peaceful residential enclave of El Rosario, Marbella East. Known for its tranquil atmosphere, the community ensures maximum privacy and safety with its dedicated 24-hour security service. The property features a unique, bespoke architectural design, combining sophisticated taste with a highly functional layout. Specification and Layout The villa has been constructed to the highest standards. A key feature of its technical build is consistency: the premium quality is maintained throughout the entire property, meaning both the main living areas and the basement are fully equipped with underfloor heating and integrated air conditioning in every room. Living Space: The heart of the home is a spacious open-plan living and dining area, seamlessly connected to a large, custom-designed chef's kitchen. Bedrooms: Offering 6 bedrooms and 6 bathrooms, the villa provides generous accommodation and privacy for family and guests alike. Basement Level: A standout asset is the expansive basement, which benefits from abundant natural daylight. Finished to the exact same high standard as the upper floors (including underfloor heating), this versatile space can easily be converted into an independent guest apartment, a private gym, a cinema room, or a spa. Orientation and Views Boasting a perfect south-west orientation, the villa enjoys sun-drenched terraces and interiors all day long. The architectural design guarantees a fantastic sea view from every single level of the property. Location and Connectivity The villa offers a perfect balance of residential seclusion and direct access to essential services: Amenities within walking distance: Supermarkets, restaurants, public transport, and a premier tennis and fitness club are just a short stroll away. The Beach: Only a 2-minute drive. Marbella Town Center: 5 minutes away. Puerto Banús: 10 minutes away. Málaga Airport: A smooth 30-minute drive via the AP-7 highway. Detached Villa, El Rosario, Costa del Sol. 6 Bedrooms, 6 Bathrooms, Built 598 m², Terrace 75 m², Garden/Plot 1100 m². Setting : Close To Golf, Close To Shops, Close To Sea, Close To Schools, Close To Forest, Urbanisation. Orientation : South. Condition : Excellent. Pool : Private. Views : Sea, Garden, Pool. Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Storage Room, Utility Room, Barbeque, Double Glazing, Basement, Fiber Optic. Furniture : Not Furnished. Kitchen : Fully Fitted. Garden : Private, Landscaped, Easy Maintenance. Security : Alarm System, 24 Hour Security. Parking : More Than One, Private. Utilities : Electricity, Drinkable Water, Photovoltaic solar panels. Category : Luxury, Resale.

**Setting**
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Close To Forest
- ✔ Urbanisation

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Private Pool

**Views**
- ✔ Sea Views
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Utility Room
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Basement
- ✔ Fiber Optic

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden
- ✔ Landscaped Garden
- ✔ Easy Maintenance Garden

**Security**
- ✔ Alarm System
- ✔ 24 Hour Security

**Parking**
- ✔ Multiple Parking Spaces
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Photovoltaic solar panels

**Category**
- ✔ Luxury
- ✔ Resale