EK
ARBAT ESTATES

Sales - House - El Rosario

4.495.000€

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











Ref.-ID: R5465038

El Rosario

House

IBI: 3,305 EUR / year

Rubbish: 278 EUR / year

5 **6** **805 m2** **1509 m2**

Beautifully Renovated Andalusian Villa – Contemporary Luxury, Timeless Charm & Exceptional Potential Discover this exceptional villa in Marbella East, where contemporary elegance meets the timeless beauty of traditional Andalusian architecture. Completely renovated to the highest standards, the property offers a sophisticated yet welcoming atmosphere, combining luxurious modern living with authentic Mediterranean charm. From the moment you step inside, the villa impresses with its sense of space, natural light and carefully considered design. At the heart of the home lies a beautiful central patio, a charming architectural feature that connects the main living areas and creates a seamless flow throughout the property. The stylish, fully equipped kitchen and spacious living room open naturally towards the covered terrace, overlooking the swimming pool and outdoor kitchen. Designed for effortless indoor-outdoor living, these spaces are ideal for both relaxed family life and entertaining guests. The kitchen combines elegance with functionality and features a cleverly concealed door leading to the laundry and utility areas. The spectacular living room is undoubtedly one of the home's standout features. With its impressive ceiling height, original exposed wooden beams, elegant fireplace and expansive windows framing views of the pool and garden, this space perfectly captures the villa's unique character. The combination of traditional architectural details and contemporary finishes creates an atmosphere of understated luxury. Occupying the upper level, the magnificent master suite offers a private sanctuary with beautiful sea and mountain views. Complete with its own private terrace, a generous dressing room and a spacious, elegantly designed bathroom, it provides the perfect setting for relaxation and privacy. The first floor features three additional bedrooms and a separate office, which can easily be converted into a further bedroom, offering flexibility to suit individual needs. Throughout the property, every detail has been thoughtfully selected to preserve the authentic soul of an Andalusian villa while delivering the comfort, style and quality expected of a contemporary luxury home. Over 300 m² of Additional Space – Endless Possibilities One of the property's most exciting features is its expansive basement and garage, offering more than 300 m² of additional space with extraordinary potential for personalisation. This generous area presents a rare opportunity to create a bespoke extension of the home, designed entirely around your lifestyle and preferences. Whether you envision a private cinema, fully equipped gym, luxury wellness spa, additional guest suites, an entertainment lounge, games room or children's playroom, the possibilities are extensive. For car enthusiasts, the space also offers the exciting potential to create an impressive private garage and exclusive car showroom. The final images in the presentation illustrate a selection of inspirational concepts, showcasing how this exceptional space could be transformed. Our experienced team is available to assist throughout the process, from initial design ideas and planning to the complete building project, helping you bring your vision to life. Prime Location - Ideally situated in one of the most desirable areas of Marbella East, the villa enjoys a privileged location close to the beautiful beaches of Los Monteros and the stunning Mediterranean coastline. Marbella's vibrant town centre and picturesque Old Town are approximately 10 minutes away by car, while Málaga International Airport can be reached in around 30 minutes. The location offers the perfect balance between privacy, tranquillity and convenience, with excellent restaurants, beach clubs, prestigious golf courses, international schools and a wide range of amenities all within easy reach. Whether as a permanent residence or an exclusive holiday retreat, this property offers an exceptional opportunity to enjoy the very best of the Costa del Sol lifestyle. More than just a beautifully renovated villa, this is a home that combines architectural character and contemporary sophistication. With its inviting living spaces, exceptional master suite, charming Andalusian features and impressive additional development potential, the property offers a rare combination of immediate comfort and exciting opportunities. A truly exceptional home, offered turnkey and ready to move into.

Setting
- ✔ Close To Sea

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated

Pool
- ✔ Private Pool
- ✔ Heated Pool

Climate Control
- ✔ U/F Heating

Views
- ✔ Sea Views
- ✔ Mountain Views

Furniture
- ✔ Optional Furniture

Garden
- ✔ Private Garden

Parking
- ✔ Private Parking

Category
- ✔ Luxury