EK
ARBAT ESTATES

**Продажа - Дом - El Rosario**

**2.175.000€**

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**Ref.-ID: R5538934**

**El Rosario**

**Дом**

**ИБИ: 2,100 EUR / год**

**Мусор: 278 EUR / год**

**4** **5** **435 m2** **1629 m2**

Traditional Mediterranean Villa with Panoramic Sea Views in El Rosario, Marbella Located in the highly desirable residential area of El Rosario, Marbella, this beautiful traditional Mediterranean villa sits on an impressive plot of 1,663 m². The property combines timeless Andalusian charm with generous living spaces, quality finishes and stunning panoramic views of the Mediterranean Sea. With its privileged south-west orientation, the villa enjoys sunshine throughout the day and offers spectacular sunsets in the evening. The beautiful sea views can be enjoyed from the spacious living room, the terrace and the pool area, creating a wonderful Mediterranean atmosphere both indoors and outdoors. The main floor welcomes you through an inviting entrance hall and leads into a spacious living and dining area, characterised by its warm and elegant atmosphere. Large windows create a seamless connection between the interior and the adjoining terrace, while framing the beautiful sea views. The generously sized kitchen offers plenty of space and complements the villa's traditional style. This level also comprises three bedrooms, two bathrooms and a separate guest toilet. One of the property's special features is its attractive layout across two separate garden levels. The upper garden level, conveniently located next to the main entrance, features the swimming pool and spacious terraces, providing the perfect setting for relaxing, entertaining and enjoying the Mediterranean climate, all while taking in the wonderful panoramic sea views. On the lower garden level, there is an additional and versatile living area. This includes a separate apartment with its own living and dining area, kitchen, bedroom and bathroom. This level also benefits from a sauna and several additional rooms offering a variety of possibilities, such as guest or staff accommodation, a home office, workshop, hobby rooms or additional storage space. This area provides excellent flexibility and can easily accommodate guests, extended family or individual lifestyle requirements. Particular attention has been paid to comfort and quality throughout the property. Traditional terracotta flooring enhances the authentic Mediterranean character of the villa, while underfloor heating throughout the entire house and air conditioning in all rooms ensure year-round comfort. The location in El Rosario combines a peaceful residential setting with excellent amenities close at hand. The beach is approximately five minutes away, while a supermarket can be reached in just two minutes. Tennis facilities and restaurants are also nearby. Marbella town centre is approximately five minutes away, and Málaga International Airport can be reached in around 35 minutes. This charming villa combines traditional Mediterranean architecture, generous living spaces, beautiful sea views and exceptional versatility, all within one of Marbella's most sought-after residential areas. An ideal property for those seeking privacy, comfort and the authentic Mediterranean lifestyle on the Costa del Sol. Detached Villa, El Rosario, Costa del Sol. 4 Bedrooms, 5 Bathrooms, Built 0 m². Setting : Close To Golf, Close To Shops, Close To Sea, Close To Schools, Close To Forest, Urbanisation. Orientation : South. Condition : Excellent. Pool : Private. Climate Control : Air Conditioning, Central Heating, Fireplace, U/F Heating, U/F/H Bathrooms. Views : Sea, Panoramic, Pool. Features : Covered Terrace, Fitted Wardrobes, Private Terrace, Satellite TV, WiFi, Sauna, Storage Room, Utility Room, Ensuite Bathroom, Double Glazing, Fiber Optic. Furniture : Optional. Kitchen : Fully Fitted. Garden : Private. Security : Entry Phone, Alarm System, 24 Hour Security. Parking : Garage, More Than One, Private. Utilities : Electricity. Category : Luxury, Resale.

**Расположение**
- ✔ Рядом с гольф-полем
- ✔ Рядом с магазинами
- ✔ Рядом с морем
- ✔ Близко к школам
- ✔ Рядом с лесом
- ✔ Урбанизация

**ОРИЕНТАЦИЯ**
- ✔ на юг

**Состояние**
- ✔ Отличное состояние

**бассейн**
- ✔ Частный бассейн

**Климат-контроль**
- ✔ Центральное отопление
- ✔ Камин
- ✔ Полы с подогревом
- ✔ Полы с подогревом в ванной

**ВИД**
- ✔ Вид на море
- ✔ Панорамы
- ✔ бассейн Просмотров

**Особенности**
- ✔ Крытая терраса
- ✔ Встроенные шкафы
- ✔ Приватная терраса
- ✔ Спутниковое телевидение
- ✔ WiFi
- ✔ Сауна
- ✔ Кладовка
- ✔ Подсобное помещение
- ✔ Ванная комната
- ✔ Двойные стеклопакеты
- ✔ Оптическое волокно

**Мебель**
- ✔ Дополнительный Мебель

**Кухня**
- ✔ Полностью оборудованная кухня

**Сад**
- ✔ Частный сад

**меры безопасности**
- ✔ Домофон
- ✔ Сигнализация
- ✔ Охрана 24 часа

**Парковка**
- ✔ гараж
- ✔ Несколько парковки
- ✔ Частная парковка

**Коммунальные услуги**
- ✔ Электричество

**Категория**
- ✔ Элитная
- ✔ Перепродажа