

## Sales - House - El Rosario

# 2.950.000€



**Ref.-ID: MIBGR4838737**

**El Rosario**

**House**

**Community: 1,800 EUR / year IBI: 2,800 EUR / year**

**Rubbish: 140 EUR / year**



**5**



**5**



**660 m2**



**1060 m2**

Fabulous private villa with frontal sea views. Located in one of the best areas of Marbella, El Rosario, just 5 minutes drive from the best beaches of Marbella East, where you will find the multitude of beach bars, restaurants, cafes and bars. On the entrance level there is a large living room with large windows that access the terrace with spectacular sea views, semi-integrated kitchen with high end appliances, a bedroom with en suite bathroom and a guest toilet. On the second floor we find the master bedroom with terrace, a dressing room (formerly bedroom) and a large bathroom, enjoying fantastic sea views in each of its spaces. There is also two other bedrooms with en suit bathrooms on this level. On the roof terrace is one of the leisure areas with jacuzzi, chill out to enjoy the evenings outdoors. The basement is conditioned as a party room, with wine cellar, gym, soundproof cinema room, accessing the pool with night lighting. A service apartment with independent access completes the floor. Parking for 3 or 4 vehicles and some fruit trees complete this fabulous property.

**Setting**

- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Urbanisation

**Orientation**

- ✓ South

**Condition**

- ✓ Excellent
- ✓ Good

**Pool**

- ✓ Private

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ Fireplace
- ✓ U/F/H Bathrooms

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Garden

**Features**

- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium
- ✓ Satellite TV
- ✓ WiFi
- ✓ Games Room
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Utility Room
- ✓ Barbeque
- ✓ Double Glazing

**Furniture**

- ✓ Optional

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Private

**Security**

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Alarm System

**Parking**

- ✓ Garage
- ✓ Open
- ✓ More Than One