

**Sales - House - El Rosario**  
**1.680.000€**

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**Ref.-ID: MIBGR3506011**

**El Rosario**

**House**

**Community: 1,896 EUR / year IBI: 1,738 EUR / year**

**Rubbish: 139 EUR / year**



**5**



**5**



**350 m2**



**1100 m2**

Classic style villa in the urbanization El Rosario, just 5 minutes drive from Marbella center. The house was completed in 2000 and has excellent qualities. It is in perfect condition to enter to live. On the ground floor there is a large kitchen with office, outdoor laundry and double access from the outside and inside. Comfortable living room with high ceiling and fireplace, from the living room you have access to a winter terrace that can be opened completely. A bedroom on the ground floor with access to the garden and with en-suite bathroom. On the second floor there are three large bedrooms, one of them currently as an office. The master bedroom has a large en-suite bathroom and dressing room, private terrace with sea views. Second bedroom with en-suite bathroom and very nice views. There is a large basement all with windows to the outside and access to the garden. On this floor there is a second living room, guest bedroom and a bathroom. Storeroom. The house also has a large workshop, wooden house for games, covered parking for two cars. Saltwater pool and a very well-kept garden with great vegetation. Security system throughout the house with security cameras. A property with a lot of charm and very nice in a safe and consolidated environment.

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|--|---|---|---|---|---|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Urbanisation</li></ul>  | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South East</li><li>✓ South</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul>  | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>   | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Central Heating</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Mountain</li><li>✓ Garden</li><li>✓ Pool</li></ul> |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Private Terrace</li><li>✓ Satellite TV</li><li>✓ WiFi</li><li>✓ Guest Apartment</li><li>✓ Storage Room</li><li>✓ Utility Room</li><li>✓ Ensuite Bathroom</li><li>✓ Marble Flooring</li><li>✓ Barbeque</li><li>✓ Double Glazing</li><li>✓ Staff Accommodation</li><li>✓ Basement</li><li>✓ Fiber Optic</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Not Furnished</li></ul>                | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul> | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li><li>✓ 24 Hour Security</li></ul>          | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Garage</li><li>✓ Covered</li><li>✓ More Than One</li></ul>     |