

**Ref.-ID: MIBGR4131835**

**El Rosario**

**House**

**Community: 1,668 EUR / year IBI: 2,234 EUR / year**

**Rubbish: 139 EUR / year**



Impressive detached villa on a plot of 1459m2 in a very quiet and secure residential area, less than 2km from the golden beaches of Marbella East. The property consists of a detached villa of 531m2 distributed over two floors and comprises entrance hall, spacious living-dining room with fireplace and marble floors, kitchen with window communicating with the dining room, second living room, 5 bedrooms with fitted wardrobes, 5 bathrooms, three large terraces with panoramic sea views and garage. Through a garden with fruit trees and flowering shrubs, you reach the swimming pool and a separate two-storey building which currently consists of a games and billiard room, squash court, kitchen, bathroom and two fireplaces. Ideal for a separate dwelling or play area. The property is in need of some renovation and updating. It is located 7km from the centre of Marbella, only 5 minutes from the Costa del Sol Hospital, bars, restaurants and amenities.

**Setting**

- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Forest
- ✓ Urbanisation

**Climate Control**

- ✓ Fireplace

**Garden**

- ✓ Private

**Category**

- ✓ Resale

**Orientation**

- ✓ South

**Views**

- ✓ Sea
- ✓ Panoramic
- ✓ Garden
- ✓ Pool
- ✓ Forest

**Security**

- ✓ Gated Complex

**Condition**

- ✓ Restoration Required

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Games Room
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring

**Parking**

- ✓ Garage

**Pool**

- ✓ Private

**Furniture**

- ✓ Not Furnished

**Utilities**

- ✓ Electricity







































































