

Ref.-ID: MIBGR4739716

El Rosario

House

IBI: 1,502 EUR / year

Rubbish: 92 EUR / year



5



5



359 m2



571 m2

Serving as a testament to charm and elegance, this fully renovated luxury villa offers an exceptional home for discerning owners. Positioned just steps away from one of Marbella's finest beaches, Casa Rosario promises a luxurious coastal experience with its modern amenities and breathtaking surroundings, and therefore poses as a delightful residential property for a family or a great rental home for those looking for an investment opportunity. Entrance Level Step inside Casa Rosario to discover a haven of comfort and style, with underfloor heating all throughout the villa adding to the numerous luxurious amenities. The entrance level features a spacious living area, kitchen, and dining room, all seamlessly connected for effortless living. Floor-to-ceiling glass doors flood the space with natural light and open onto a spacious terrace, where residents can enjoy al fresco dining or simply soak in the Mediterranean ambiance. On the terrace outside, the heated pool has been tastefully extended for year-round enjoyment. The rejuvenating jacuzzi, rainfall shower, and inviting dining area, with a fitted BBQ grill, complete the outdoor oasis, promising moments of bliss under the Spanish sun. The villa boasts five bedrooms, each with its own ensuite bathroom, two of which are found on this level. Upper Floor The highlight of Casa Rosario is undoubtedly the master bedroom, located on the upper floor. Offering stunning views of the Mediterranean Sea, this luxurious abode features a private balcony with sun loungers and an intimate coffee lounge, perfect for enjoying the panoramic vistas. Lower Floor Descending to the lower floor, inhabitants will find two additional bedrooms, which both offer access to the terrace outside, and a cosy TV room, providing ample space for relaxation and entertainment. A laundry room and mini wine cellar offer further convenience for residents of this gorgeous property. Location Casa Rosario enjoys a prime location in Las Chapas Playa, just moments away from Marbella's finest sandy beaches. With local access to top restaurants and beach clubs like NOSSO and Bono Beach and other conveniences such as SuperSol supermarket and Las Chapas pharmacy, the owners will be able to enjoy the best of both worlds: convenience and tranquility. The main road nearby offers opportunities for scenic coastal drives, allowing residents to explore the wonders of the surrounding area at their leisure. Whether seeking relaxation or adventure, Casa Rosario offers the perfect base for ultimate Marbella living.

**Setting**

- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

**Climate Control**

- ✓ Air Conditioning
- ✓ U/F Heating

**Kitchen**

- ✓ Fully Fitted

**Orientation**

- ✓ South

**Views**

- ✓ Sea
- ✓ Panoramic

**Garden**

- ✓ Private

**Condition**

- ✓ Excellent
- ✓ Recently Renovated
- ✓ Recently Refurbished

**Features**

- ✓ Fitted Wardrobes
- ✓ Utility Room
- ✓ Jacuzzi
- ✓ Barbeque

**Parking**

- ✓ Covered

**Pool**

- ✓ Private
- ✓ Heated

**Furniture**

- ✓ Fully Furnished

**Category**

- ✓ Luxury



























































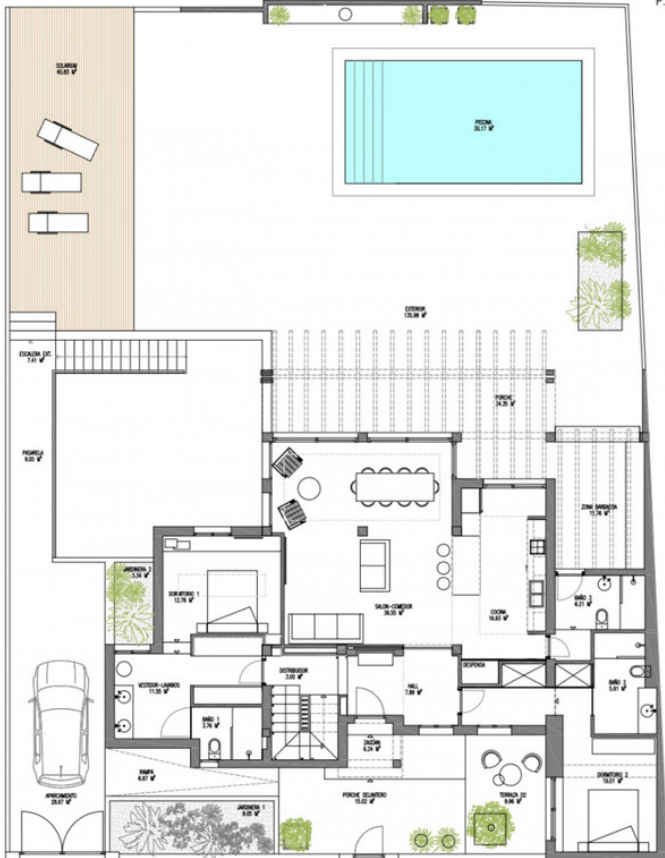




E REFORMADO VIVI UNIFAMILIAR AISLADA, MARBELLA			
PLANTA	USO	M2	
P.BAJA	HALL	7.89	
	DESBRIDADOR	3.00	
	DORMITORIO 1	12.78	
	VESTIDOR LAVABOS	11.84	
	BAÑO 1	3.76	
	DORMITORIO 2	19.01	
	BAÑO 2	5.91	
SALON-COMEDOR	36.55		
COCHINA	16.93		
BAÑO 3	6.21		
<b>TOTAL BAJA</b>		<b>123.98</b>	
P.SÓTANO	ESCALERA	5.13	
	AVANCIERA	11.94	
	SALA DE ESTAR	25.14	
	DORMITORIO 1	13.61	
	BAÑO 1	7.07	
	DORMITORIO 2	21.18	
	BAÑO 2	6.97	
	TRASERO	20.37	
INSTALACIONES 1	4.30		
INSTALACIONES 2	2.60		
<b>TOTAL SÓTANO</b>		<b>118.81</b>	
P.PRIMERA	ESCALERA	4.81	
	DESBRIDADOR	1.58	
	ZUCHA	2.96	
	W.C.CENTRO	1.33	
	ESNA DE LAVABO	3.94	
	DORMITORIO	21.94	
<b>TOTAL PRIMERA</b>		<b>26.56</b>	
<b>TOTAL UTL.</b>		<b>276.35</b>	

CUADRO DE SUPERFICIES EXTERIORES		
PLANTA	USO	M2
BAJA	PORCHE DELANTERO	13.02
	JARDINERA 1	9.03
	SANJA	6.87
	JARDINERA 2	3.34
	APARCAMIENTO	28.67
	DAGUAN	6.24
	TERRAZA C2	9.96
	PASARELA	9.03
	ESCALERA EXTERIOR	6.13
	SOLARUM	40.83
	PORCHE TRASERO	34.33
	FRONDA	28.17
	EXTERIOR	135.98
	ZONA DE BARBACOA	11.76
	<b>TOTAL BAJA</b>	
P.SÓTANO	PORCHE CUBIERTO	6.84
	PATIO	37.72
<b>TOTAL BAJO RASANTE</b>		<b>44.56</b>
P.PRIMERA	TERRAZA	39.20
		39.20
<b>TOTAL BAJO RASANTE</b>		<b>39.20</b>
<b>TOTAL SUPERFICIES EXTERIORES</b>		<b>431.19</b>

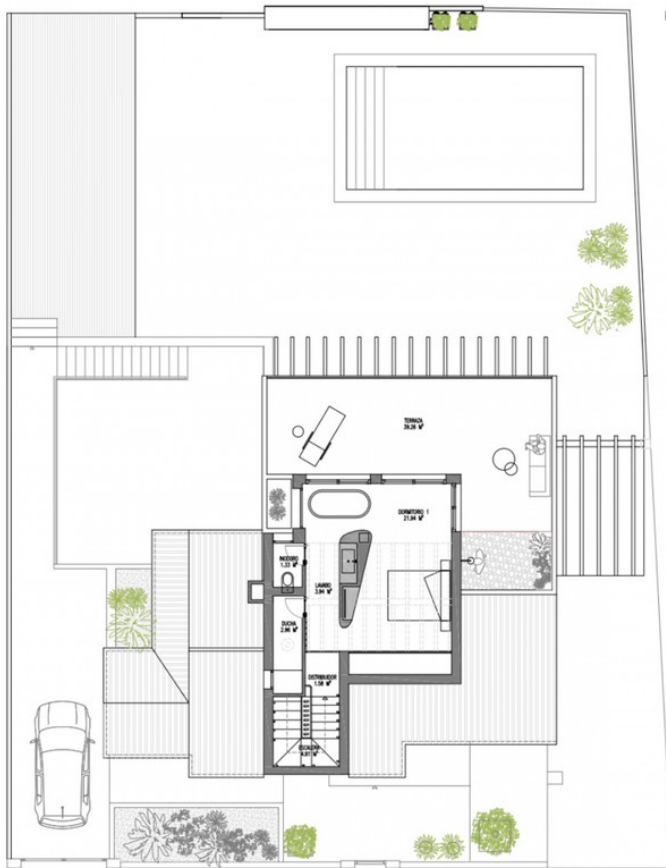
CUADRO DE SUPERFICIES CONSTRUIDAS		
PLANTA	USO	M2
P.BAJA	VIVIENDA	173.74
P.SÓTANO	VIVIENDA	153.52
P.PRIMERA	VIVIENDA	49.39
<b>TOTAL CONSTRUIDA VIVIENDA</b>		<b>376.65</b>



E REFORMADO VIVI UNIFAMILIAR AISLADA, MARBELLA			
PLANTA	USO	M2	
P.BAJA	HALL	7.89	
	DESBRIDADOR	3.00	
	DORMITORIO 1	12.78	
	VESTIDOR LAVABOS	11.84	
	BAÑO 1	3.76	
	DORMITORIO 2	19.01	
	BAÑO 2	5.91	
SALON-COMEDOR	36.55		
COCHINA	16.93		
BAÑO 3	6.21		
<b>TOTAL BAJA</b>		<b>123.98</b>	
P.SÓTANO	ESCALERA	5.13	
	AVANCIERA	11.94	
	SALA DE ESTAR	25.14	
	DORMITORIO 1	13.61	
	BAÑO 1	7.07	
	DORMITORIO 2	21.18	
	BAÑO 2	6.97	
	TRASERO	20.37	
INSTALACIONES 1	4.30		
INSTALACIONES 2	2.60		
<b>TOTAL SÓTANO</b>		<b>118.81</b>	
P.PRIMERA	ESCALERA	4.81	
	DESBRIDADOR	1.58	
	ZUCHA	2.96	
	W.C.CENTRO	1.33	
	ESNA DE LAVABO	3.94	
	DORMITORIO	21.94	
<b>TOTAL PRIMERA</b>		<b>26.56</b>	
<b>TOTAL UTL.</b>		<b>276.35</b>	

CUADRO DE SUPERFICIES EXTERIORES		
PLANTA	USO	M2
BAJA	PORCHE DELANTERO	13.02
	JARDINERA 1	9.03
	SANJA	6.87
	JARDINERA 2	3.34
	APARCAMIENTO	28.67
	DAGUAN	6.24
	TERRAZA C2	9.96
	PASARELA	9.03
	ESCALERA EXTERIOR	6.13
	SOLARUM	40.83
	PORCHE TRASERO	34.33
	FRONDA	28.17
	EXTERIOR	135.98
	ZONA DE BARBACOA	11.76
	<b>TOTAL BAJA</b>	
P.SÓTANO	PORCHE CUBIERTO	6.84
	PATIO	37.72
<b>TOTAL BAJO RASANTE</b>		<b>44.56</b>
P.PRIMERA	TERRAZA	39.20
		39.20
<b>TOTAL BAJO RASANTE</b>		<b>39.20</b>
<b>TOTAL SUPERFICIES EXTERIORES</b>		<b>431.19</b>

CUADRO DE SUPERFICIES CONSTRUIDAS		
PLANTA	USO	M2
P.BAJA	VIVIENDA	173.74
P.SÓTANO	VIVIENDA	153.52
P.PRIMERA	VIVIENDA	49.39
<b>TOTAL CONSTRUIDA VIVIENDA</b>		<b>376.65</b>



P.PRIMERA



E REFORMA CIVIL UNIFAMILIAR AISLADA MARBELLA			
PLANTA	USO		M2
P.BAJA	HALL		7,00
	DISTRIBUIDOR		3,00
	DORMITORIO 1		12,76
	HISTORICIZADOS		11,00
	BAÑO 1		3,76
	DORMITORIO 2		19,01
	BAÑO 2		5,91
	SALON-COMEDOR		36,50
	CUCINA		16,90
	BAÑO 3		6,21
<b>TOTAL BAJA</b>			<b>123,88</b>

P.SOTANO	ESCALERA		5,13
	JARDINERIA		11,94
	SALA DE ESTIBA		26,14
	DORMITORIO 1		13,61
	BAÑO 1		7,07
	DORMITORIO 2		21,16
	BAÑO 2		6,91
	TRASTERO		20,37
	INSTALACIONES 1		4,30
	INSTALACIONES 2		2,60
<b>TOTAL SOTANO</b>			<b>116,61</b>

P.PRIMERA	ESCALERA		4,81
	DISTRIBUIDOR		1,06
	CUCINA		2,96
	W.C/OIDERO		1,33
	ESNA DE LAVABO		3,94
	DORMITORIO		21,94
<b>TOTAL PRIMERA</b>			<b>26,96</b>
<b>TOTAL UTL.</b>			<b>276,96</b>

CUADRO DE SUPERFICIES EXTERIORES			
PLANTA	USO	M2	
BAJA	PORCHE DELANTERO		15,02
	JARDINERIA 1		9,00
	MAPA		6,87
	JARDINERIA 2		3,34
	PROPAGAMIENTO		28,67
	DAGUAN		6,24
	TERRAZA 12		9,96
	PASARELA		9,00
	ESCALERA EXTERIOR		6,13
	SCALARUM		40,83
	PORCHE TRASERO		24,50
	PISCINA		30,17
	EXTERIOR		136,98
	ESNA DE BARRIADA		11,70
<b>TOTAL BAJA</b>		<b>347,37</b>	

P.SOTANO	PORCHE CUBIERTO		6,64
	PATIO		37,72
<b>TOTAL BAJO RASANTE</b>			<b>44,36</b>

P.PRIMERA	TERRAZA		39,20
<b>TOTAL BAJO RASANTE</b>			<b>39,20</b>

<b>TOTAL SUPERFICIES EXTERIORES</b>			<b>431,15</b>
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CUADRO DE SUPERFICIES CONSTRUIDAS			
PLANTA	USO	M2	
P.BAJA	VIVIENDA		173,74
P.SOTANO	VIVIENDA		153,62
P.PRIMERA	VIVIENDA		48,79
<b>TOTAL CONSTRUIDA VIVIENDA</b>			<b>376,15</b>