



# Detached Villa in El Rosario

Price € 995,000

Bedrooms	3
Bathrooms	2
Build Size	148 m <sup>2</sup>
Terrace	40 m <sup>2</sup>
Plot Size	1763 m <sup>2</sup>

## SETTING

- ✓ Commercial Area
- ✓ Close To Shops
- ✓ Urbanisation
- ✓ Beachside
- ✓ Close To Sea
- ✓ Close To Golf
- ✓ Close To Schools

## ORIENTATION

- ✓ South West

## CONDITION

- ✓ Good

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Access for people with reduced mobility
- ✓ Fiber Optic
- ✓ Fitted Wardrobes
- ✓ Satellite TV
- ✓ Utility Room
- ✓ Barbeque
- ✓ Near Transport
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Car Hire Facility

## FURNITURE

- ✓ Part Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private

## SECURITY

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ Alarm System

## PARKING

- ✓ Garage
- ✓ Private

## UTILITIES

✓ Electricity

✓ Drinkable Water

✓ Telephone

## CATEGORY

✓ With Planning Permission

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EXCLUSIVE...El Rosario, Lower Part, Marbella!

A completely flat plot of 1,575 m<sup>2</sup>. Currently, it has a 148 m<sup>2</sup> single-story house, distributed as follows:

Spacious living room

Separate kitchen

Three bedrooms

Two bathrooms (one en suite with the master bedroom)

Porch and terrace

Furthermore, it has permission to extend the building to 472.50 m<sup>2</sup>, allowing you to personalize it and create your dream home. All this surrounded by beautiful gardens and a lovely swimming pool that provide the privacy and tranquility you seek.

This is a unique opportunity!

**IMPORTANT:** There is an electricity pole, which now has an undergrounding project APPROVED by the neighbors and community of El Rosario. It is just a matter of time before a date is set for this work. THAT IS WHY IT IS PRICED AS IT IS. The current owners will cover the costs of the work.

Don't miss out on this gem in one of Marbella's most exclusive locations. Contact us today to arrange a viewing and discover why this villa is the perfect place for your next home.

In compliance with Decree 218/2005 of the Andalusian Regional Government, dated October 11, please note that notary fees, registration fees, property transfer tax (ITPO), VAT, and other expenses related to the purchase are not included in the price.

[View Property Online](#)

# GALLERY







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