





## 4 bedroom Villa for sale in El Rosario, Málaga

1,495,000€



This villa is in one of Marbella's most established residential areas, El Rosario, just a 5-minute drive east of Marbella centre. Close to some of the resort's most alluring beaches, the neighbourhood offers sports, restaurants, shops and amenities while being close to a number of good international and Spanish schools. Totally renovated in 2012 as a comfortable, contemporary luxury home, the property has been renovated to a high quality finish. Sitting within a plot of 1054 m<sup>2</sup> the home is built over 3 levels and provides a generous 300 m<sup>2</sup> living space plus a further 200m<sup>2</sup> of terraces. You enter the home into a courtyard complete with palms and into the main doorway to the hallway and lounge beyond. The ground floor comprises light, airy living space with a contemporary lounge, elegant separate dining area and large, fully fitted kitchen. 3 of the 4 bedroom suites are also to be found on the ground floor and as such enjoy direct views and access to the garden and pool area. The ground floor living space is extended with a large terrace overlooking the gardens and ideal for al fresco dining. The Master bedroom suite takes up the entire first floor. Enjoying wonderful sea and golf views from the private 70m<sup>2</sup> terrace. The en-suite bathroom is on-trend and the whole suite enjoys tranquillity and privacy along with the beautiful views. The villa also has a basement of 30 m<sup>2</sup> which can be customised for your taste as a spare bedroom, games room or studio. The garden covers 1054 m<sup>2</sup> and is accessed via steps down from the living room terrace. With lawns, an outdoor lounge, barbecue area and a swimming pool with solarium, the garden is private and perfectly adapted to relaxation. Complete with air-conditioning, the villa has a car port for 2 cars. South-west facing, the villa has sunshine all day and enjoys wonderful sunsets over La Concha Mountain. Conveniently located not far from a commercial centre, the villa is just a 4 minute walk away from shops, cafés and restaurants. There is also a local tennis club, and the long-white beaches are just a 5 minute drive away. Close to the hospital, a large commercial centre and Marbella town centre, not surprisingly, El Rosario is a desirable residential area. Early viewing of this complete and private home is recommended.

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|  4 bedrooms                    |  4 bathrooms |  600m <sup>2</sup> Build size |
|  1,054m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> Condition - Excellent  |
| <input checked="" type="checkbox"/> Category - Investment  | <input checked="" type="checkbox"/> Category - Holiday Homes                                    | <input checked="" type="checkbox"/> Features - Near Transport  |
| <input checked="" type="checkbox"/> Features - Marble Flooring   | <input checked="" type="checkbox"/> Features - Ensuite Bathroom                                 | <input checked="" type="checkbox"/> Features - Private Terrace   |
| <input checked="" type="checkbox"/> Features - Fitted Wardrobes  | <input checked="" type="checkbox"/> Climate Control - Hot A/C                                   | <input checked="" type="checkbox"/> Climate Control - Cold A/C   |
| <input checked="" type="checkbox"/> Condition - Recently Renovated   | <input checked="" type="checkbox"/> Climate Control - Air Conditioning                          | <input checked="" type="checkbox"/> Features - Double Glazing  |
| <input checked="" type="checkbox"/> Features - Covered Terrace   | <input checked="" type="checkbox"/> Category - Golf   | <input checked="" type="checkbox"/> Features - Basement  |
| <input checked="" type="checkbox"/> Features - Barbeque  | <input checked="" type="checkbox"/> Climate Control - U/F/H Bathrooms                           | <input checked="" type="checkbox"/> Category - Luxury  |