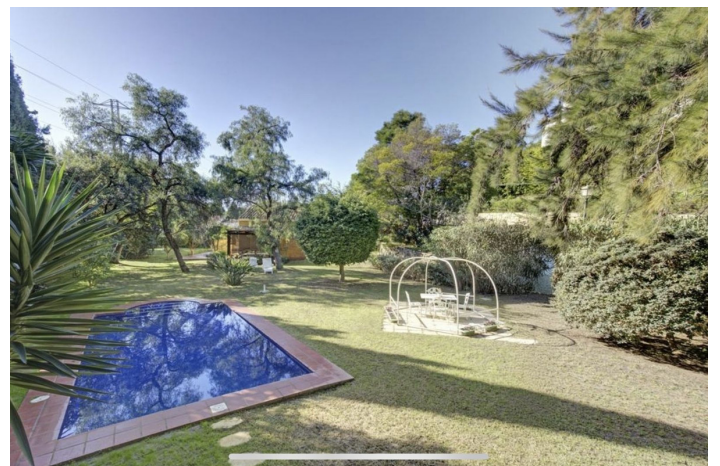
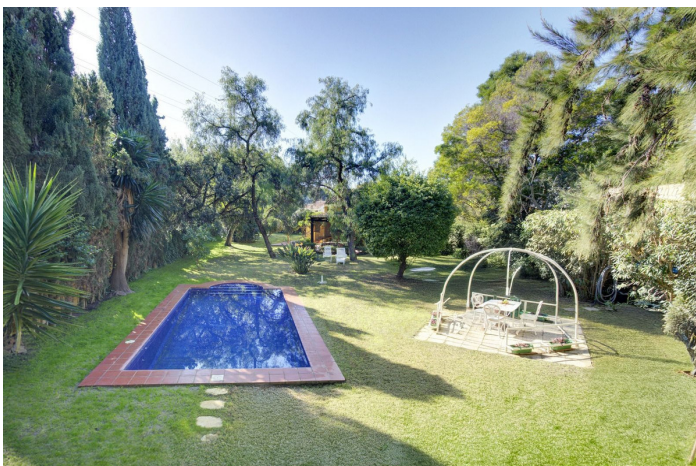




Detached Villa for sale in El Rosario, Marbella

995,000 €

Reference: R5375830 Bedrooms: 3 Bathrooms: 2 Plot Size: 1,575m² Build Size: 148m² Terrace: 40m²





Costa del Sol, El Rosario

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

A completely flat plot of 1,575 m². Currently, it has a 148 m² 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 m², 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.



Features:

Features

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

Orientation

South West

Climate Control

Air Conditioning
 Cold A/C
 Hot A/C

Setting

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

Condition

Good

Pool

Private

Furniture

Part Furnished

Kitchen

Fully Fitted

Garden

Private

Security

Gated Complex
 Alarm System
 Entry Phone

Parking

Garage
 Private

Utilities

Electricity
 Drinkable Water
 Telephone

Category

With Planning Permission