



## Detached Villa for sale in El Rosario, Marbella

1,380,000 €

Reference: R5421142 Bedrooms: 4 Bathrooms: 3 Plot Size: 1,016m<sup>2</sup> Build Size: 265m<sup>2</sup> Terrace: 140m<sup>2</sup>





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## Costa del Sol, El Rosario

Cozy and Easy-to-Maintain Villa in El Rosario: Walking Distance to Everything

Located in the well-established residential area of El Rosario, Marbella East, this charming villa offers a relaxed and highly practical lifestyle. Meticulously designed to be cozy and easy to maintain, this property is equally suited as a lock-up-and-go holiday home or a comfortable year-round family residence.

The standout feature of this villa is its exceptional location, with everything needed for daily life within easy walking distance. You can leave the car behind, as supermarkets, local restaurants, public transport, a popular tennis and fitness gym, and the beach are all just a short stroll away.

Inside, the villa offers a warm, welcoming ambiance perfect for family living. The outdoor space features a beautifully landscaped garden that strikes the perfect balance between charm and low maintenance. It includes a dedicated BBQ area for al fresco dining and a lovely selection of mature fruit trees, including peaches, oranges, and lemons.

The villa also boasts excellent connectivity by car:

Marbella Town Center: just 5 minutes away

Puerto Banús: 10 minutes away

Málaga Airport: a straightforward 35-minute drive

A fantastic opportunity for anyone seeking a comfortable, stress-free home in one of Marbella's most convenient and peaceful neighborhoods.

Detached Villa, El Rosario, Costa del Sol.

4 Bedrooms, 3 Bathrooms, Built 265 m<sup>2</sup>, Terrace 140 m<sup>2</sup>, Garden/Plot 1016 m<sup>2</sup>.

Setting : Close To Golf, Close To Shops, Close To Sea, Close To Schools, Close To Forest, Urbanisation.

Orientation : South.

Condition : Good.

Pool : Private.

Climate Control : Air Conditioning, Hot A/C, Cold A/C, Fireplace.

Views : Garden, Pool.

Features : Near Transport, Private Terrace, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Barbeque, Basement.

Furniture : Not Furnished.

Kitchen : Fully Fitted.

Garden : Private, Landscaped, Easy Maintenance.

Parking : More Than One, Private.

Utilities : Electricity, Drinkable Water.

Category : Resale.



## Features:

### Features

Near Transport  
 Private Terrace  
 Storage Room  
 Ensuite Bathroom  
 Marble Flooring  
 Utility Room  
 Barbeque  
 Basement

### Views

Garden  
 Pool

### Pool

Private

### Garden

Private  
 Landscaped  
 Easy Maintenance

### Category

Resale

### Orientation

South

### Setting

Close To Golf  
 Urbanisation  
 Close To Sea  
 Close To Shops  
 Close To Schools  
 Close To Forest

### Furniture

Not Furnished

### Parking

Private  
 More Than One

### Climate Control

Air Conditioning  
 Cold A/C  
 Hot A/C  
 Fireplace

### Condition

Good

### Kitchen

Fully Fitted

### Utilities

Electricity  
 Drinkable Water