HI HOMES

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# Detached Villa for sale in El Rosario, Marbella

**5,995,000 €**

**Reference:** R5496289 **Bedrooms:** 4 **Bathrooms:** 5 **Plot Size:** 1,175m$^2$ **Build Size:** 580m$^2$ **Terrace:** 273m$^2$











# Costa del Sol, El Rosario

Villa Colina is a contemporary villa for sale in El Rosario with four en-suite bedrooms, four bathrooms and a guest toilet, distributed across three floors in an elevated position with panoramic Mediterranean Sea, golf, mountain and pool views. Approximately 2 km from the beach and surrounded by mature greenery, the property combines privacy and open views with convenient access to golf courses, tennis facilities, international schools and everyday amenities. Designed by González & Jacobson with interiors by Ambience Home, Villa Colina is offered fully furnished as a turnkey residence with a carefully selected specification of premium materials and finishes.

The architecture responds directly to the property's elevated setting. Large openings bring abundant natural light into the interiors while framing the surrounding landscape, allowing the views to become an integral part of the living spaces. Ambience Home has introduced a contemporary yet comfortable interior concept through modern furniture, natural tones and carefully considered textures. The result is a cohesive home where the architecture, furnishings and materials work together without relying on excessive decoration.

Its three-level distribution creates a clear separation between arrival, social spaces and private accommodation. The entrance level incorporates the main access and garage, providing a practical arrival point before moving down into the principal areas of the house. The main living level brings together the kitchen and lounge, creating a generous social environment for everyday family life and entertaining. A guest toilet is positioned on this floor, alongside a private gym and dedicated cinema room that add leisure and wellness spaces without interrupting the main living areas.

All four bedroom suites are grouped together on the private accommodation level, creating a quieter part of the home away from the principal social spaces. Each bedroom has its own en-suite bathroom, providing privacy and independence for family members and guests. The principal dressing room features a bespoke design by Uecko, continuing the emphasis on craftsmanship, functionality and carefully considered storage throughout the residence.

Material quality is central to Villa Colina's interior specification. The Modulnova kitchen is equipped with Gaggenau appliances, combining minimalist contemporary design with high-performance functionality. Tino natural stone and marble introduce texture throughout the property, while Schüco exterior carpentry complements the clean architectural lines and extensive glazing. Bathrooms continue the same level of specification with sanitary ware by Villeroy & Boch and taps and fittings by Gessi.

Comfort has also been considered at a technical level. Water-based underfloor heating extends throughout all three floors, providing consistent year-round temperature control across the residence. An integrated home automation system allows convenient management of key household functions and further reinforces the villa's modern specification.

El Rosario is an established low-density residential neighbourhood characterised by detached villas, mature gardens and quiet streets. Its elevated sections are particularly valued for their open Mediterranean and mountain views, while the predominance of individual homes provides greater privacy and space than more densely developed coastal areas. Architecture within the neighbourhood ranges from traditional Mediterranean residences to renovated properties and newly built contemporary villas, creating a varied but well-established residential environment.

The sandy coastline is approximately 2 km from Villa Colina, making the beach easily accessible within a few minutes by car. The nearby Las Chapas and Elviria areas offer a relaxed coastal environment with established beachfront destinations including La Plage Casanis and Nosso Summer Club. The surrounding coastline also provides opportunities

for swimming, paddleboarding and other water-based activities throughout much of the year.

Golf is equally accessible from El Rosario. Santa Clara Golf and Marbella Golf Country Club are both nearby, with further courses available around Elviria and along the eastern Costa del Sol. Tennis, fitness and other sporting facilities can also be reached within a short drive, adding to the area's appeal for active residents.

For families considering Villa Colina as a permanent residence, the location provides convenient access to established international education, including the English International College and the German School Málaga. Supermarkets, pharmacies, restaurants and other everyday services are available within El Rosario and neighbouring commercial areas, making the neighbourhood practical for year-round living as well as extended stays.

Connectivity is straightforward via the nearby A-7, providing convenient road access along the coast and towards Málaga Airport. Bus services operate closer to the main coastal road, although a private vehicle remains the most practical option from the villa's elevated residential position. This separation from the busier coastline is also one of El Rosario's advantages, allowing residents to enjoy a quieter setting while remaining within easy reach of beaches, schools, restaurants, golf and essential services.

Villa Colina offers a contemporary villa for sale in El Rosario distinguished by its panoramic setting and carefully considered specification. Four private bedroom suites, water-based underfloor heating throughout, a gym, cinema, premium materials, fully furnished interiors and proximity to the beach make it particularly well suited to buyers seeking a sophisticated family residence or second home in Marbella East.

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## Features:

**Features**
Double Glazing
Barbeque
Gym
Basement

**Views**
Sea
Mountain
Panoramic
Garden
Pool
Golf

**Pool**
Private

**Garden**
Private

**Orientation**
South West

**Setting**
Close To Golf
Close To Sea
Close To Shops
Close To Schools

**Furniture**
Fully Furnished

**Security**
Gated Complex
24 Hour Security
Alarm System

**Climate Control**
Air Conditioning
U/F Heating

**Condition**
Excellent
New Construction

**Kitchen**
Partially Fitted

**Parking**
Private
More Than One