

## Villa for sale in Marbella East, Costa del Sol

**3 Bedrooms | 2 Bathrooms | 325 m<sup>2</sup> Interior | 2,648 m<sup>2</sup> Plot | Garage Yes | Garden Yes | Pool Yes**  
**€ 2,452 IBI | € 139 Rubish tax**



### Property Description

Nestled in the prestigious private community of "El Rosario" in Marbella East, this villa embodies the charm of traditional architecture. Positioned on two (2) spacious plots with a total size of 2648 m<sup>2</sup>, its location provides first line golf views, while being centrally located for easy access to amenities and nearby beaches. The plots are extremely well placed in a cul de sac ensuring privacy from neighbours.

The villa features 3 bedrooms and 2 bathrooms, with approx. 325m<sup>2</sup> of built area including 40 m<sup>2</sup> in an independent basement that can easily be converted into additional bedrooms or a guest apartment.

At the heart of the residence we can find a pool & hot tub seamlessly integrating indoor and outdoor living areas. The expansive garden is filled with mature trees, lush vegetation and exotic palm trees from all over the world creating a peaceful ambiance.

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice. There is also an option to combine the plots, presenting a significant opportunity for future development amounting to a total built space of 874 m<sup>2</sup>.

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This property uniquely combines traditional elegance with modern convenience, making it an ideal choice for those seeking a tranquil retreat or an investment opportunity in the much sought-after El Rosillo neighborhood of Marbella.

**MARBELLA LIVING**

— Estate Agents —

**€ 1,785,000**

Ref: V3011AP



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