

## 4 Bed Villa (Detached) For Sale

**€2,495,000**

**El Rosario, Costa del Sol**

**Ref: R4210363**

Stunning contemporary-style villa located within a short distance to one of the best beaches in Marbella. Situated at the end of a cul-de-sac in a very peaceful and family-friendly area of other large villas, just 6 km from the centre of Marbella. Marbella Golf & Country Club and Santa Clara Golf are just a short drive away. This beautiful West-facing property has been constructed with high-end quality materials. The property is built on 3 floors on a plot of 1438 m<sup>2</sup> and is in very good condition. On the ground floor are 2 spacious lounge areas (one with biofuel burner fireplace), large central dining area with high ceiling, modern open-plan fully-equipped kitchen with built-in coffee machine and American fridge/freezer. Alongside the kitchen is a laundry room with washing machine an...

Telephone: +34 637 87 73 78

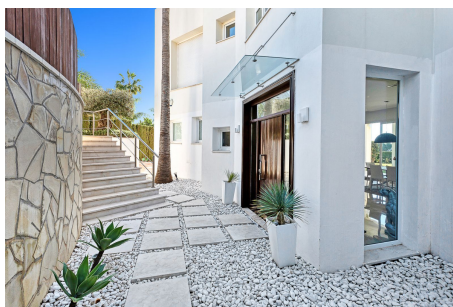
Email: [info@banusimmo.com](mailto:info@banusimmo.com)

La Reserva Del Alcuzcuz, La Azalia 1 -1B, 29679, Benahavis

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MARBELLA



# Gallery



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# Property Description

**Location:** El Rosario, Costa del Sol, Spain

Stunning contemporary-style villa located within a short distance to one of the best beaches in Marbella. Situated at the end of a cul-de-sac in a very peaceful and family-friendly area of other large villas, just 6 km from the centre of Marbella. Marbella Golf & Country Club and Santa Clara Golf are just a short drive away. This beautiful West-facing property has been constructed with high-end quality materials.

The property is built on 3 floors on a plot of 1438 m<sup>2</sup> and is in very good condition. On the ground floor are 2 spacious lounge areas (one with biofuel burner fireplace), large central dining area with high ceiling, modern open-plan fully-equipped kitchen with built-in coffee machine and American fridge/freezer. Alongside the kitchen is a laundry room with washing machine and tumble dryer. There is also a guest toilet. On this level there is direct access through large sliding doors to a 70 m<sup>2</sup> covered terrace with lounge area, dining area for 8 people and a large gas BBQ, all overlooking a lawned garden area with sea views. From this garden area there are 10 steps down to the large heated swimming pool which is very private.

On the first floor of the property there is a bright seating/gaming area with floor to ceiling windows and 4 very spacious bedrooms, all with en-suite bathrooms and fitted wardrobes. The impressive master suite has spectacular views of the surroundings and the sea from its large private terrace. The second and third bedrooms also have superb sea views from a large, shared terrace.

From the first floor are stairs up to the top level of the villa where you will find an impressive 90 m<sup>2</sup> roof terrace with a covered dining area equipped with a gas barbecue and refrigerator along with a chill-out area from where you can enjoy majestic panoramic views of the Mediterranean sea and Marbella with its dramatic La Concha mountain range.

The property has 2 gated driveway areas with parking for at least 6 vehicles. It is being sold fully furnished and also benefits from cream marble flooring, double glazing, hot & cold integrated air conditioning, electric persianas in the bedrooms, underfloor heating in bathrooms, alarm system and wireless Sonos home audio.

The urbanisation is very quiet and safe with 24h security patrol. In the direct area you can find a selection of restaurants, supermarket, bakery, paddle/tennis court, gym/fitness centre and a children's playground. Along the lovely sandy beach in both directions, there are a variety of restaurants, Spanish chiringuitos and beach clubs.

# Additional Info

For Sale	Beds: 4	Baths: 4.5
Type: Villa (Detached)	Area: 546 sq m	Land Area: 1438 sq m
Garden	Pool	Setting: Close To Golf
Close To Shops	Close To Sea	Close To Schools
Orientation: South West	West	Condition: Excellent
Pool: Private	Heated	Climate Control: Air Conditioning
Hot A/C	Cold A/C	Fireplace
Views: Sea	Mountain	Panoramic
Garden	Pool	Urban
Covered Terrace	Fitted Wardrobes	Near Transport
Private Terrace	Solarium	WiFi
Utility Room	Ensuite Bathroom	Marble Flooring
Barbeque	Double Glazing	Fiber Optic
Furniture: Fully Furnished	Kitchen: Fully Fitted	Kitchen-Lounge
Garden: Private	Landscaped	Easy Maintenance

Security: Electric Blinds	Entry Phone	Alarm System
24 Hour Security	Safe	Parking: Open
More Than One	Private	Utilities: Electricity
Drinkable Water	Telephone	Category: Holiday Homes
Luxury	Resale	Contemporary
Built Area : 546 sq m	Land Size : 1438 sq m	