

## 4 Bed Villa (Detached) For Sale

€1,500,000

El Rosario, Costa del Sol

Ref: R4771468

**\*\*INVESTMENT VILLA OPPORTUNITY WITH PROJECT AND LICENSE - ONLY 150 METERS FROM THE BEACH\*\***

Discover a remarkable investment opportunity nestled in the neighborhood of Playas Andaluzas, Marbella. Here, the captivating beauty of sandy beaches meets the convenience of nearby amenities, including restaurants, chiringuitos, beach clubs, and schools. This prime location offers an ideal chance for those looking to create their dream home or make a smart investment. The property is situated on a generous plot of nearly 1,169 square meters, just 150 meters from some of Marbella's finest beaches. The project features a stunning Mediterranean beach style design and consists of two floors with a spacious open-plan living room and kitchen, 4 bedrooms, and 4 bathrooms. There is additional space t...

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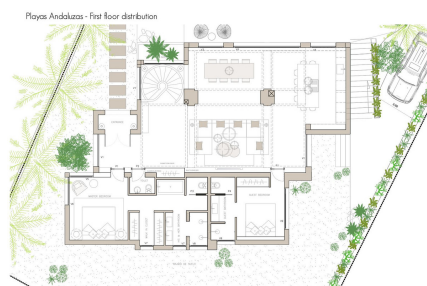
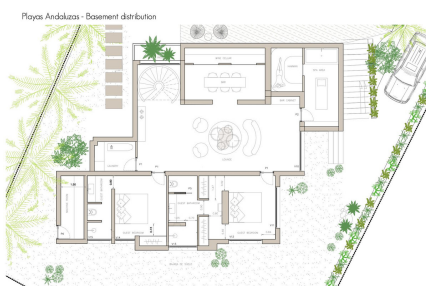
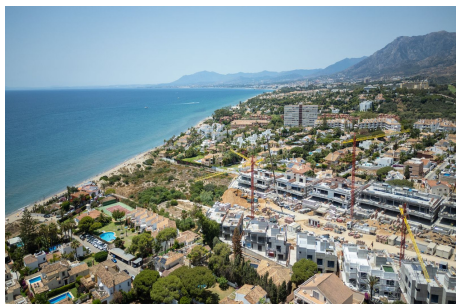
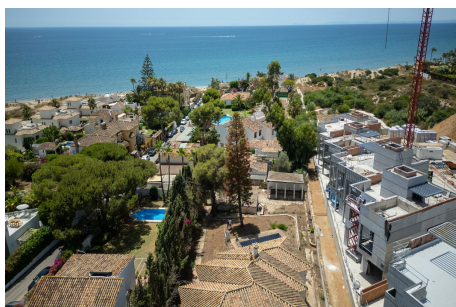
Email: [info@banusimmo.com](mailto:info@banusimmo.com)

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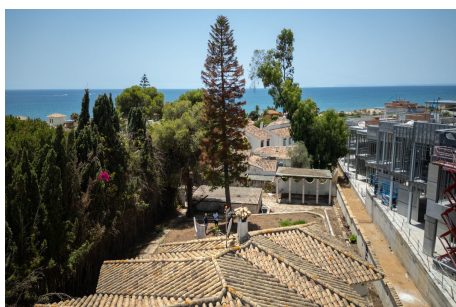
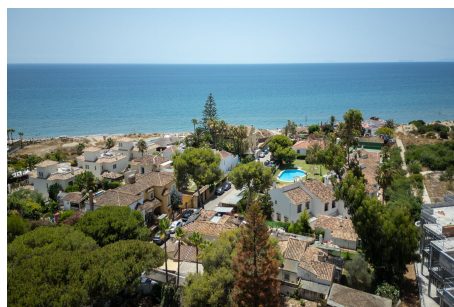
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# Gallery



Playas Andalus - Layout



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# Property Description

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

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The project features a stunning Mediterranean beach style design and consists of two floors with a spacious open-plan living room and kitchen, 4 bedrooms, and 4 bathrooms. There is additional space that can be customized to suit the unique taste and style of the new owner.

The plot has a buildability of 35%, allowing for the construction of a completely new villa with a total area of 409 square meters. Furthermore, there is the potential to include a basement.

Urbanistic rules: UE-2, with 35% buildability, 30% occupancy, a maximum height of 7.5 meters, and boundaries set at 3 meters

This area situated in the eastern part of Marbella, it is about a 10-minute drive from the city center and 35 minutes from Malaga International Airport. Several prestigious golf courses are close to the Playas Andaluzas area, as well as international schools, beach clubs and the Costa del Sol Hospital.

Don't miss this extraordinary opportunity to invest in one of Marbella's prime locations.

## Additional Info

For Sale	Beds: 4	Baths: 4
Type: Villa (Detached)	Area: 317 sq m	Land Area: 1169 sq m
Garden	Pool	Setting: Beachside
Urbanisation	Orientation: South	Condition: Renovation Required
Restoration Required	Pool: Private	Views: Garden
Guest Apartment	Staff Accommodation	Basement
Garden: Private	Parking: Garage	Category: Investment
Built Area : 317 sq m	Land Size : 1169 sq m	

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