



## VILLA IN MARBELLA, EL ROSARIO

Urb. el Rosario, 29604 Marbella, Málaga, España

# 3.300.000 €



Carolina Valcarce  
Asesora inmobiliaria

[carolina@fortunyhogaresunicos.com](mailto:carolina@fortunyhogaresunicos.com)

<https://www.fortunyhogaresunicos.com/en//ref/C385V>

+34 619 23 80 78

+34 951 43 50 90

**Lo esencial**

**Area:** 404 m<sup>2</sup>

**Plot:** 1402

**Bathrooms:** 4 baths

**Floors:** 2 floors

**Storage room:** 1

**Status:** Excellent

**ID property:** C385V

**Lot size:** 360 m<sup>2</sup>

**Bedrooms:** 4 beds

**Toilets:** 2 half baths

**Garage:** 2

**CEE:** En Trámite

**Category:** Detached Houses, Villa

**Year built:** 1979

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## Características principales

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Double glazed windows, Furnished, Furnished kitchen, Kitchen equipped with appliances, Parking, Pool, Private Garden, Radiant floor, Sea view, Storage room, Terrace, Villa

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Fortuny Hogares Únicos presents this luxury villa with 180° panoramic views of the coast, magnificent sea and golf views. A real jewel on the Costa del Sol.

### Location

The beautiful villa has a privileged location in the area of El Rosario in Marbella, a well-established, quiet and private residential area. Only 10 minutes drive to the marina of Marbella, its beaches and all amenities; 15 minutes to Puerto Banus and 40 minutes to Malaga.

### Distribution

The villa is south-southwest facing and sits on a large plot of 1.402m<sup>2</sup>. It has a total built area of 404m<sup>2</sup> and is distributed over two floors.

### Entrance level

It consists of a large entrance hall with a guest toilet. A large living-dining room with fireplace and access to a large 40m<sup>2</sup> terrace with spectacular views. An independent kitchen with laundry room, a bedroom with dressing room, an en-suite bathroom and access to a private 15m<sup>2</sup> terrace. From here, a staircase leads down to the garden area and swimming pool.

### Ground floor

Two bedrooms with en-suite bathrooms. One of the bedrooms has access to a terrace. The master bedroom has a large dressing room, an en-suite bathroom and access to a large 36m<sup>2</sup> terrace, where you can relax in the chill-out area; it has direct access to the garden and pool. At the back of the villa, there is a storage room and a machine room.

### Qualities

The villa was built in 1979 and recently refurbished. It has excellent qualities. The property's interior and exterior design is by Minotti. Among the qualities we highlight the security entrance door, photovoltaic panels of 72kW, air conditioning and underfloor heating, Parcelanosa kitchen with top brand appliances Gaggenau and Miele, a wine cellar, heated swimming pool and jacuzzi.

### Outside areas

The property enjoys a large garden, a large terrace of 186m<sup>2</sup>, a jacuzzi, a pergola area with barbecue and a summer kitchen, an outdoor dining area and a guest toilet.

### Contact us

We offer a stylish home that combines sophistication and comfort, providing 180-degree views of the coastline. An idyllic villa in Marbella to call home. For more information, please do not hesitate to contact us. We will be happy to help you.

