



Reference: **R448573**

Location: **El Rosario**

Description: Type: villa with sea view.

This villa is located within 5 minutes walking distance from one of the best beaches on the Costa del Sol and only 5 km east of Marbella city centre.

This premises is gated and provided with alarm system. A private closed parking which is connected to the inner part of the plot.

The house has 3 bedrooms and 3 bathrooms and possibility for sleeping on a sofa bed with direct access to one of the bathrooms.

When entering the house you find a closed hall way which gives access:

- to the stair case which leads you up to the master bedroom with double bed and en suite bathroom. From the 1 floor you have access on a terrace with amazing views to the Mediterranean Sea and to the garden and pool area.
- to the basement area where there are 2 bedrooms located. 1 functional bedroom with 2 single beds and one spacious bedroom with 4 single beds in an open environment. There is also a bathroom on this level. The basement is bright because of one big sliding door, which lights up the bedroom with 4 single beds.

From the hallway you enter the bright and beautiful decorated living with big sliding doors directly in front which give access to the fantastic outside terrace and private pool.

On your right you find the dining for 6 persons with open kitchen environment with all necessary equipment. Beside the kitchen there is a laundry department with washing machine and tumble dryer.

The living is divided in 2 sofa arrangement. One sofa group in front of the television the other 4 seated group in the main area of the living.

Passing the TV sofa group, you find a sofa which can be transformed into 1 sofa bed with direct access to a bathroom with shower, toilet and wash. This area is closed by a curtain.

The terrace area has 2 different levels. There are 2 dining areas. The partly covered terrace has a sofa and some seats. All quality garden furniture.

This house has the perfect 'cocktail' for an unforgettable and great holiday.

There is a playground for small children in 5 minutes walking distance.

The direct area of the house is an urbanization which is located 5 km east of Marbella.

Supermarket, restaurants, beach bars and clubs, beauty salons and hairdressers are within walking distance.

Distances:

Malaga airport 45 km east

Marbella 5 km west

Fuengirola 20 km east

Puerto Banus 12 km west

Gibraltar 90 km west

Type: **Detached Villa**

Beds: **3** Baths: **3**

Build Size: **275 m²**

Terrace: **50 m²** Garden/Plot: **600 m²**

Price: **€650,000**

Setting: **Beachside**

Orientation: **South**

Condition: **Good**

Pool: Private
Climate Control: Hot A/C, Cold A/C, U/F Heating
Views: Sea
Features: Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Satellite TV, ADSL, Utility Room, Double Glazing
Furniture: Optional
Kitchen: Fully Fitted
Garden: Private
Security: Entry Phone
Parking: Garage
Utilities: Electricity
Category: Resale

Reference : **R448573 - Pictures**



R448573 - 1



R448573 - 2



R448573 - 3



R448573 - 4



R448573 - 5



R448573 - 6

Reference : **R448573 - Pictures**



R448573 - 7



R448573 - 8



R448573 - 9



R448573 - 10



R448573 - 11



R448573 - 12

Reference : **R448573 - Pictures**



R448573 - 13



R448573 - 14



R448573 - 15



R448573 - 16



R448573 - 17



R448573 - 18

Reference :

R448573 - Pictures



R448573 - 19



R448573 - 20

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