



## SAMOSTATN? STOJÍCÍ VILA 4 LOŽNICE

📍 El Rosario

**REF# R4778974 – 1.100.000€**

IBI

1665 €/YEAR

Garbage

92 €/YEAR

Community

1464 €/YEAR



4

Ložnice



3

Koupelny



381 m<sup>2</sup>

Built



1120 m<sup>2</sup>

Plot

Welcome to this exquisite classic villa, exuding character and charm, with a magnificent southwest orientation offering panoramic views stretching from Marbella to Gibraltar. Delight in breath-taking sunsets and the twinkling nightlights of Marbella, Puerto Banus, and the coastline, all within a 5-minute drive from

the renowned white sandy beaches of East Marbella and just 10 minutes from the vibrant centre of Marbella and its enchanting old town.

Nestled within the prestigious Hacienda de Campo known as Lagar del Rosario, this property occupies an unparalleled location in the Las Chapas district. Spanning an expansive plot of one thousand one hundred and twenty square meters, this gem captivates with its natural allure.

Upon arrival via its private driveway, be serenaded by the melodic chirping of birds amidst the verdant surroundings of this urban sanctuary, including a courtyard and atmospheric garden lighting.

This masterpiece villa, meticulously designed over three floors encompasses a total enclosed area of two hundred seventy-two square meters.

The garden-level hosts 3 bedrooms (easily re-convertible to 4 by turning the dressing room back into a bedroom), with direct access to the garden through patio doors; complete with three bathrooms, two of which are en-suite. The ground floor welcomes you with a grand entrance hall leading to a well-appointed living space featuring a lounge, dining area, and gourmet kitchen. Additionally, find a laundry room, garage, and a guest toilet off the hall. Ascend the staircase to the top floor, where a serene retreat with magnificent panoramic sea views awaits you, which could be used as office, gym or additional bedroom (already includes a shower).

Outdoor living is seamlessly integrated into the villa's design, boasting expansive porches and terraces spanning forty square meters. Here, an inviting barbecue area beckons alfresco dining, accompanied by a pool room, currently equipped with fridge and dish-washer, which could be used as sauna or exterior bathroom (plumbing for shower and toilet in place). There are solar panels providing all year round hot water for a family & electronic entrance gates.

Surrounded by lush greenery, the villa's grounds offer a tranquil haven for relaxation and recreation, complete with a sparkling swimming pool gracing the manicured gardens, providing a refreshing retreat on warm summer days.

This villa epitomizes refined living in a serene oasis, offering a sanctuary where each day feels like a retreat amidst the splendour of nature.

#### El Rosario Local Facilities:

- Las Chapas Primary and Secondary school
- Adjacent to Marbella Golf and Country Club (5 min)
- Commercial centre with Carrefour supermarket and a variety of cafes and restaurants, including the renowned Don Quijote restaurant
- The esteemed Royal Tennis Club offering tennis, padel tennis, a gym, and a small hotel
- Pharmacy
- Beautiful white sandy beach with bars and restaurants
- Just 30 minutes from Malaga international airport

6391ALA







PLANTA 1

AREA CONSTRUIDA: PLANTA 1: 232,14 m<sup>2</sup> PLANTA 2: 232,14 m<sup>2</sup>  
 AREA EXTERNA: PISCINA: 82 m<sup>2</sup> TERRAZA: 232,14 m<sup>2</sup> GARAJE: 232,14 m<sup>2</sup>  
 TOTAL: 232,14 m<sup>2</sup>



PLANTA 2

AREA CONSTRUIDA: PLANTA 1: 232,14 m<sup>2</sup> PLANTA 2: 232,14 m<sup>2</sup>  
 AREA EXTERNA: PISCINA: 82 m<sup>2</sup> TERRAZA: 232,14 m<sup>2</sup> GARAJE: 232,14 m<sup>2</sup>  
 TOTAL: 232,14 m<sup>2</sup>



PLANTA 3

AREA CONSTRUIDA: PLANTA 1: 232,14 m<sup>2</sup> PLANTA 2: 232,14 m<sup>2</sup>  
 AREA EXTERNA: PISCINA: 82 m<sup>2</sup> TERRAZA: 232,14 m<sup>2</sup> GARAJE: 232,14 m<sup>2</sup>  
 TOTAL: 232,14 m<sup>2</sup>