

**Sales - House - El Rosario**  
**2.285.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R2363251**

**El Rosario**

**House**

**Community: 1,212 EUR / year IBI: 3,030 EUR / year**

**Rubbish: 186 EUR / year**



**6**



**6**



**581 m2**



**1000 m2**

South facing luxury villa in the popular gated community of El Rosario, East Marbella. Walking distance to the amenities and close to some of the best beaches and golf on the Costa del Sol. Beautifully finished and built to the highest of standards, this impressive villa is the ideal residence for the discerning buyer. South facing and offering superb sea & mountain views, some of the main features include: an impressive entrance hall with high ceiling and minstrels gallery, large split level lounge, formal dining area, fully fitted kitchen with breakfast area, extensive terraces with outdoor seating & dining areas and glass curtains for year-round use, independent staff quarters, huge entertainment area with home cinema and kitchen/dining area, wine bodega with thermal vaults, conference room, roof top office and terrace, 5 car garage, underfloor heating throughout...the list goes on! This magnificent property must be seen to be appreciated!

- Setting**
  - ✓ Close To Shops
  - ✓ Urbanisation
- Orientation**
  - ✓ South
- Condition**
  - ✓ Excellent
- Pool**
  - ✓ Private
- Climate Control**
  - ✓ Air Conditioning
  - ✓ Hot A/C
  - ✓ Cold A/C
  - ✓ U/F Heating
- Features**
  - ✓ Covered Terrace
  - ✓ Fitted Wardrobes
  - ✓ Private Terrace
  - ✓ Games Room
  - ✓ Guest Apartment
  - ✓ Ensuite Bathroom
  - ✓ Marble Flooring
  - ✓ Double Glazing
  - ✓ Staff Accommodation
- Furniture**
  - ✓ Optional
- Kitchen**
  - ✓ Fully Fitted
- Garden**
  - ✓ Private
  - ✓ Landscaped
- Security**
  - ✓ Alarm System
- Parking**
  - ✓ Underground
  - ✓ Garage
  - ✓ Private
- Utilities**
  - ✓ Gas
- Category**
  - ✓ Luxury