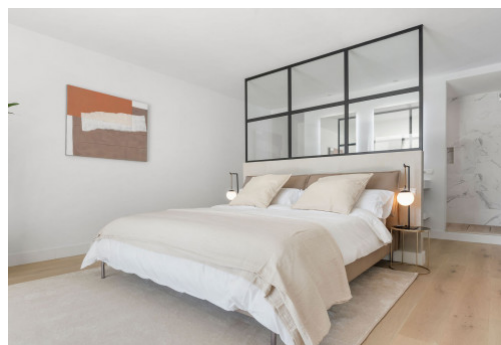




El Rosario, Marbella East
 Villa Bellevue - Elegant Home in El Rosario

bedrooms **5** bathrooms **5** built _{m²} **302** terrace _{m²} **72** plot _{m²} **1.552**



community **90 €** month garbage **278 €** year ibi **1.258 €** year for sale **2.490.000 €**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

El Rosario, Marbella East

Villa Bellevue - Elegant Home in El Rosario

This newly renovated villa boasts a spacious layout and luxurious amenities, making it an ideal retreat for comfortable living and entertaining. It comprises two levels, each with its own separate entrance, offering privacy and convenience.

On the main level, there's a welcoming kitchen and living space, perfect for gathering and entertaining guests. This level also features two bedrooms en-suite, providing comfortable accommodation for residents or guests. Additionally, there's a bodega and a separate laundry room for keeping supplies organized. A cozy fireplace patio for enjoying evenings outdoors is adjacent to the dining room. The main level exudes warmth and charm, with ample natural light filtering through large windows and elegant design elements.

Moving to the pool area level, accessed via a separate entrance, you'll discover three more bedrooms and bathrooms, providing plenty of space for larger families or additional guests. There's an additional little house higher up in the garden, which could serve as an office or be adapted to suit various needs, offering versatility and flexibility.

The pool area is a true oasis, featuring a spa area complete with a sauna and steam room, perfect for relaxation and rejuvenation. Adjacent to the swimming pool, there's a covered dining area with a TV screen and barbecue facilities and fridge, allowing for alfresco dining and entertainment in style.

Surrounding the villa is a lush garden, adding to the ambiance and providing a serene backdrop for outdoor activities and leisurely strolls.

Overall, this villa combines modern comfort with stylish design, offering a serene retreat where residents can relax, entertain, and enjoy the beauty of their surroundings. There are two large parking space in the garage.

- 3 minutes drive to Carrefour, Mamas bakery café and many other amenities.
- 7 minutes drive to the beach. Luuma, Nosso or Siroko beach

Reference	539678	Beds	5	Built m ²	302
Type	Villa	Baths	5	Interior m ²	230
Location	El Rosario, Marbella East	En-suite Baths	3	Terrace m ²	72
		Guest Toilets	2	Plot m ²	1.552
		Pax	---		
Pool	Private	Community	90 € / month	Levels	2
Garden	Private	Garbage	278 € / year	Floor	---
Garage	Private	IBI	1.258 € / year	Orientation	South
Parking slots	2	Construct Year	2000	EPC	In Progress

For sale

2.490.000 €

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.





