



Property ID. 18112

Sold or rented out - El Rosario



## Villa - One of Costa del Sol's rarities - Classic contemporary and luxury Mansion incl. guest villa!



7 +office (incl. guest villa)



5 +2 Wc (incl.guest.)



423 (+aprox. 230) m<sup>2</sup>



3055,90 m<sup>2</sup>

In the heart of stunning Marbella scenery, in the upscale suburb "El Rosario", situated in an unparalleled private position, this home has been created to an inspirational family idyll filled with charm and character, built to highest specifications. Surrounded by one of the most magnificent panoramic sea views of the coast, the garden area with the outdoor pool and its own guest villa (+ aprox. 80 m<sup>2</sup>), one can enjoy the unadulterated beauty of the sunny scenery. The spacious living salon with its lofty ceilings, beautiful plays of light and a marvelous open fireplace is the center of the property affording a magnificent ambient. The roman style wellness area (+ aprox. 150 m<sup>2</sup>) with indoor pool and sauna is only one of many highlights. This place is about a way of life - cozy and comfortable with a keen sense of quality and refinement, to sum up the style it is classic contemporary - One of Costa del Sol's rarities arrived on the market! Act now - impressive price reduction! Reduced from € 3.500.000!

Asking price: € 2.550.000

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<b>Area:</b>	Marbella East
<b>Terrace:</b>	230 (70 covered, 160 uncovered) m2
<b>Pool:</b>	2x out-door and heated in-door
<b>Air Conditioning:</b>	yes
<b>Heating:</b>	yes
<b>Kitchen:</b>	fully fitted (+ small kitchen at guest villa)
<b>Garage:</b>	2 cars + out door parking
<b>Views:</b>	Panoramic sea view
<b>Orientation:</b>	South facing
<b>Year Built:</b>	2005
<b>Land Tax &amp; Community Fee:</b>	Current information on request

#### Features

Terracotta floors, double glazing, open fire place, solar panels for water heating, automatic garden watering, guest villa with 2 bed rooms, kitchen, bath room and sauna, wellness area with indoor pool, whirlpool, bath room and 2nd sauna

