



## Detached Villa for sale in Marbella, Marbella

1,250,000 €

Reference: R5159104 Bedrooms: 4 Bathrooms: 4 Build Size: 276m<sup>2</sup>





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## Costa del Sol, Marbella

Villa to be renovated in the private residential area of El Rosario in Marbella, perfect for those looking for an independent house in a safe and quiet residential area within walking distance, less than 5 minutes from all amenities (supermarket, restaurants, pharmacy, etc.) and very close to the beach, a 15-minute walk and a 3-minute drive. Distributed on a single floor, the home features a spacious and bright living room with access to the covered terrace and garden, a separate dining room, a spacious kitchen with a terrace ideal for breakfast, 4 bedrooms , 3 full bathrooms , a guest toilet, a separate studio, and a private garage. From the main terrace, a spiral staircase leads to a roof terrace with open views of the surrounding area . The exterior is perfect for enjoying the Mediterranean lifestyle: a large private garden, a generously sized pool , and areas to relax in the sun or shade. The property includes the possibility of expansion: a second floor of up to 80 m<sup>2</sup> can be built, ideal for adding two more bedrooms and two more bathrooms. Located in a very convenient area, with easy access to restaurants, a tennis club, a pharmacy, a hair salon, and other essential services. Ideal as a family home , holiday residence or investment with high future returns .