

## EL ROSARIO

bedrooms

4

bathrooms

5

built m<sup>2</sup>

380

terrace m<sup>2</sup>

60

## VILLA IN EL ROSARIO

New Build Villa 500m from the Beach – Marbella New build villa in Marbella, currently under construction, located just 500 meters from the beach and a short walk from the school, in a quiet and well-connected residential area. Next to the Tennis Club and only a 5-minute drive from the hospital and Marbella town center. The property will have 380 m<sup>2</sup> built (312 m<sup>2</sup> usable space), distributed across 4 bedrooms and 5 bathrooms, with spacious and bright rooms. The bedrooms enjoy sea views, and the living room opens onto a covered porch and a private pool, creating an ideal space to enjoy the Costa del Sol climate year-round. The project offers the possibility of customizing the layout and finishes, adapting the property to the buyer's taste. It will be delivered with high-quality materials, fittings, and energy efficiency features. Includes parking for two vehicles, built-in wardrobes, a storage room, terraces and balconies, south-facing orientation, and an A energy rating, guaranteeing comfort, natural light, and low energy consumption. The property is adapted for people with reduced mobility. ??? Expected delivery: April 2026 An excellent opportunity to own a brand-new villa in one of Marbella's most sought-after areas.

community

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garbage

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ibi

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price

2,500,000 €

