

EL ROSARIO

from 549,000 €

REFERENCE R4855294

An Exclusive Opportunity: Build Your Dream Villa in El Rosario, Marbella with Luxury Realty

472 m²

BUILT

1,574 m²

PLOT













Description

Luxury Realty proudly presents an unparalleled opportunity to craft your bespoke sanctuary in one of Southern Spain's most coveted destinations. This magnificent 1,574 m² plot, nestled within the esteemed enclave of El Rosario, Marbella, offers more than just land; it provides a canvas for an architectural masterpiece. With approved planning permission for a luxurious 473 m² villa and an additional 150m² to 200m² of exquisite outdoor space, this is an ideal investment for those looking to build a personalized residence, surrounded by breathtaking beauty and the vibrant allure of the Costa del Sol.

El Rosario offers tranquil elegance, blending privacy and convenience. This prestigious residential area, just a stone's throw from Marbella's glittering city center, is celebrated for its lush greenery and serene atmosphere. Residents enjoy immediate access to pristine sandy beaches, charming local amenities, and top-tier international schools. Marbella, a global beacon of luxury, boasts glamorous marinas, world-class golf courses, Michelin-starred dining, and an effervescent social scene, all bathed in over 320 days of sunshine. Living in El Rosario provides the best of Marbella, with a peaceful retreat. Situated in Southern Spain, this location is a gateway to Andalusia's rich cultural tapestry, historic cities, and delectable gastronomy.

The generous 1,574 m² plot provides ample space for an expansive residence and beautifully landscaped gardens. The true gem is the **approved planning permission** for a substantial 473 m² villa, a significant advantage that streamlines construction and offers immediate certainty. This pre-approved design ensures you can begin building without delay. Plans incorporate an additional 150m² to 200m² of exquisite outdoor living space, seamlessly blending indoor comfort with the glorious Mediterranean climate. This allowance for terraces, pergolas, an infinity pool, or an outdoor kitchen, is key to maximizing luxury living in Marbella.

Key Features defining this exceptional opportunity: This generous 1,574 m² plot is the perfect canvas for your dream. Approved plans for a spacious 473 m² villa are complemented by an additional 150m² to 200m² of magnificent outdoor terraces. Zoned exclusively for residential use, it guarantees a peaceful, upscale neighborhood. Experience breathtaking panoramic vistas across the sparkling Mediterranean Sea, extending towards the African coastline and embracing the majestic Sierra Blanca. Perfectly Southeast-facing, your villa will be bathed in natural light all day, optimizing warmth and refreshing breezes for bright, inviting living spaces. Strategically positioned for ultimate convenience, you'll be moments from Marbella's vibrant city center, stunning beaches, world-class restaurants, chic cafes, and essential services, solidifying El Rosario as a prime residential choice.

Beyond the plot's intrinsic value, the lifestyle it affords is truly exceptional. Nestled in a tranquil yet highly accessible area, you benefit from supreme privacy without sacrificing convenience. World-class amenities, including prestigious international schools, championship golf courses, high-end supermarkets, and medical facilities, are all within a short drive. The proximity to Marbella's pulsating heart and the glamorous Puerto Banús means designer boutiques, exclusive beach clubs, and vibrant nightlife are always at your fingertips. This isn't merely land; it's a strategically located investment in a dream. Plots with approved building licenses in such prime Marbella locations are a rare commodity, promising not only the joy of designing and building a home tailored precisely to your desires but also significant long-term value appreciation in one of Europe's most sought-after real estate markets.

Do not let this extraordinary opportunity slip away. Embrace the chance to build your ideal home in El Rosario, one of Marbella's most prestigious and desirable addresses. Luxury Realty is poised to guide you through every step of this exciting journey. For more information, a personal consultation, or to arrange a viewing, please contact us today. Your future in the sun-drenched splendor of Southern Spain awaits.

Details

Reference	R4855294	Property Type	Land

Status	Sale	Price	from 549,000 €
Bedrooms	by request	Bathrooms	by request
Build size	472 m²	Plot Size	1,574 m²
Terrace	–	Parking places	by request

Features

New development, Pool, Sea views, Mountain views, Private garden, Alarm system, Parking