

EL ROSARIO

1,499,000 €

REFERENCE R5494588

An Italian Masterpiece Awaiting Modern Revival in Prestigious Marbella East

5	4	464 m²	1,300 m²
BEDROOMS	BATHROOMS	BUILT	PLOT













Description

Nestled within the serene and highly sought-after enclave of El Rosario, an exclusive area in Marbella East, Southern Spain, this enchanting Italian-style villa is now available for discerning acquisition. Presented by Luxury Realty, this distinguished property offers an unparalleled blend of classical elegance, exceptional privacy, and breathtaking panoramic vistas. Set upon an expansive flat plot, the residence is enveloped by a spacious private garden, creating a true oasis of tranquility and sophistication.

Timeless Architecture Meets Mediterranean Allure

The villa’s inherent charm stems from its authentic classical Italian design. This aesthetic is profoundly expressed through the extensive use of elegant travertine marble throughout the home. From grand entranceways to sophisticated living spaces, the cool, polished surfaces of travertine impart a sense of timeless luxury and understated grandeur. This residence offers a solid foundation for contemporary living, infused with classical grace.

Enhancing its captivating allure, the property boasts strategically positioned east and west-facing terraces. These outdoor sanctuaries offer spectacular natural beauty, presenting an ever-changing vista. Imagine sipping morning coffee as the sun rises over the Mediterranean Sea, or witnessing dramatic sunsets over the majestic La Concha mountain, painting the sky with hues of orange and purple. These panoramic sea and mountain views are an integral part of the living experience, offering moments of profound serenity and inspiration.

A Canvas for Contemporary Luxury: Unveiling Immense Potential

While currently presented in excellent condition, this magnificent villa offers extraordinary potential for a visionary buyer to craft a bespoke modern masterpiece. It represents a prime canvas where classical foundations can embrace contemporary design and state-of-the-art amenities. The inherent quality of the build provides the perfect starting point for an ambitious renovation, promising significant uplift in both value and lifestyle.

One of the most compelling aspects of this property's potential lies in the transformation of its upper floor. Two existing bedrooms can be seamlessly combined to create an impressive principal suite, spanning 80 to 90 square meters. This expansive private sanctuary would redefine luxury living, offering ample space for a lavish sleeping area, a bespoke dressing room, and a spa-inspired en-suite bathroom. This envisioned principal suite would also gain exclusive access to two substantial private terraces, offering an intimate connection with stunning sea and La Concha views, providing a secluded retreat for quiet contemplation. Imagine custom-designed wardrobes, intelligent home automation, and high-end finishes.

Idyllic Outdoor Living and Unrivalled Privacy

The generously proportioned flat plot ensures ample space for outdoor activities and relaxation. The spacious private garden, a verdant expanse of lush greenery, provides exceptional privacy and a peaceful haven. It's an ideal setting for entertaining guests, enjoying alfresco dining under the starlit sky, or simply unwinding amidst nature’s embrace.

Central to the outdoor experience is a recently renovated swimming pool, sparkling and perfectly poised for refreshing dips on warm Marbella days. Surrounding the pool, ample sunbathing and shaded lounging spots offer perfect respite. For younger residents, a charming tree house adds a whimsical touch, providing a delightful play area. The thoughtful layout of the garden promotes a harmonious family lifestyle, ensuring dedicated spaces for all.

Prime Location: El Rosario – Tranquility and Convenience in Marbella East

Situated on a quiet residential street in the desirable lower part of El Rosario, this villa benefits from an enviable location in Marbella East. El Rosario is renowned for its tranquil atmosphere, mature residential areas, and close proximity to Marbella’s

finest amenities. Residents enjoy the convenience of being within walking distance of the local commercial centre, offering a selection of shops, services, and essential conveniences.

Beyond immediate necessities, the area boasts impressive lifestyle options. Acclaimed restaurants catering to every culinary taste are just moments away, offering delightful dining experiences. Excellent tennis facilities are easily accessible for sports enthusiasts, providing opportunities for recreation and social engagement. This prime positioning combines the peace of a private residence with the vibrant lifestyle opportunities that make Marbella East a sought-after destination in southern Spain. The added assurance of 24-hour security further enhances the appeal, offering peace of mind.

An Exclusive Opportunity for Discerning Buyers

This Italian-style villa presents an attractive opportunity for discerning buyers seeking a prestigious property in Marbella East. Its unique combination of classical Italian design, breathtaking sea and La Concha views, expansive private garden, and exceptional potential for a modern, luxurious upgrade positions it as an outstanding investment. Its tranquil, private setting, coupled with convenient access to amenities and the vibrant Marbella lifestyle, makes this an unmissable offering from Luxury Realty. Discover the unparalleled potential of this exquisite residence and envision your dream home in Southern Spain's most exclusive coastal region.

Details

Reference	R5494588	Property Type	Villa
Status	Sale	Price	1,499,000 €
Bedrooms	5	Bathrooms	4
Build size	464 m²	Plot Size	1,300 m²
Terrace	–	Parking places	by request

Features

Pool, Air conditioning, Sea views, Mountain views, Private garden, 24H Security, Parking