



MARBELLA
C R I B S
G R O U P

Stunning Villa with Sea & Golf Views in El Rosario, Marbella East

2.597.000€



Ref
MCG1777

Beds
4

Baths
5

Plot
1.054 m²

Built
428 m²

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The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.



Ref	MCG1777
Bedrooms	4
Bathrooms	5
Status	For Sale
Type	Villas
Plot	1.054 m ²
Built	428 m ²
Terrace	172 m ²
Price	2.597.000€
Location	El Rosario





About this property

Luxurious Villa Amani in the gated community of El Rosario. Exquisite Villa Amani has been meticulously refurbished with meticulous attention to detail, offering stunning vistas of the mountains, golf course, and sea. Nestled on a serene street within the secure community of El Rosario, Villa Amani is conveniently close to the tennis club, supermarket, pharmacy, and a variety of dining options.

In immaculate condition and ready for immediate occupancy, the villa greets you through a spacious electric gate with parking for 2-3 vehicles. The contemporary entrance door opens into an inviting hallway, leading to a generous living and dining area that seamlessly extends onto a south-facing terrace. This terrace, overlooking a verdant garden, inviting pool, and barbecue area, is ideal for entertaining or relaxation.

The interior boasts a harmonious mix of herringbone parquet flooring from BOEN, large ceramic tiles, and a warm color scheme, creating a cozy atmosphere. The elegant open-plan Nolte Neo kitchen, equipped with Siemens StudioLine appliances, integrates perfectly with the dining area and terrace, with a nearby utility room for added convenience. This level also features three spacious en-suite bedrooms, one with its own terrace and pool access, plus a guest toilet.

Ascending the staircase, you arrive at the upper floor, where an expansive master suite awaits. Complete with an en-suite bathroom, the sun-drenched terrace showcases breathtaking sea and mountain views, featuring a Jacuzzi and a sitting area with a fireplace. The garden, surrounded by tall cypress hedges and tropical plants like palm trees and bird of paradise flowers, ensures complete privacy and tranquility around the pool.

Recently completed with high-quality finishes, the renovation includes built-in wardrobes, luxurious AXOR by Hansgrohe bathrooms, top-quality BOEN parquet flooring, and expansive K-Line windows. Additional comforts include AIRZONE interior climate control for hot and cold air conditioning, along with underfloor heating in all bathrooms, ensuring year-round comfort.

El Rosario is a prestigious gated villa community located in the eastern part of Marbella, surrounded by golf courses and protected green areas. Just a 10-minute drive from Marbella's center and 30 minutes from Malaga International Airport, El Rosario offers a wealth of amenities including restaurants, tapas bars, international schools, supermarkets, and multiple golf courses. The renowned Royal Tennis Club, situated nearby, boasts four hard courts available year-round, while beautiful beaches with charming beach restaurants and bars are also within easy reach.

Contact Us

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