



# Charming frontline golf villa on 2 plots in El Rosario, Marbella

Price: 1,785,000 €

Reference1: LS50087    Bedrooms: 3    Bathrooms: 2    Plot Size: 2,648m<sup>2</sup>    Build Size: 325m<sup>2</sup>    Terrace: 40m<sup>2</sup>





## Location: El Rosario

Nestled in the prestigious private community of "El Rosario" in Marbella East, this villa embodies the charm of traditional architecture. Positioned on two (2) spacious plots with a total size of 2648 m<sup>2</sup>, its location provides first line golf views, while being centrally located for easy access to amenities and nearby beaches. The plots are extremely well placed in a cul de sac ensuring privacy from neighbours.

The villa features 3 bedrooms and 2 bathrooms, with approx. 325m<sup>2</sup> of built area including 40 m<sup>2</sup> in an independent basement that can easily be converted into additional bedrooms or a guest apartment.

At the heart of the residence we can find a pool & hot tub seamlessly integrating indoor and outdoor living areas. The expansive garden is filled with mature trees, lush vegetation and exotic palm trees from all over the world creating a peaceful ambiance.

There is also an option to combine the plots, presenting a significant opportunity for further development amounting to a total built space of 874 m<sup>2</sup>.

This property uniquely combines traditional elegance with modern convenience, making it an ideal choice for those seeking a tranquil retreat or an investment opportunity in the much sought-after El Rosario neighbourhood of Marbella.