



# Detached Villa for sale in El Rosario, Marbella East

2,500,000 €

Reference: R5253511 Bedrooms: 4 Bathrooms: 5 Build Size: 380m<sup>2</sup> Terrace: 60m<sup>2</sup>





## Costa del Sol, 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.



## Features:

### Features

Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Basement

### Views

Sea  
Garden

### Pool

Private

### Garden

Private

### Utilities

Electricity  
Photovoltaic solar panels

### Orientation

South

### Setting

Beachside  
Close To Golf  
Close To Sea  
Close To Schools

### Furniture

Not Furnished

### Security

Entry Phone

### Category

Investment  
Luxury

### Climate Control

Air Conditioning

### Condition

New Construction

### Kitchen

Fully Fitted

### Parking

Garage  
Covered