

EL ROSARIO, MARBELLA EAST



bedrooms **4** bathrooms **4** built _{m²} **297** terrace _{m²} **90** plot _{m²} **1.393**

VILLA LA VISTA – A SCANDINAVIAN INSPIRED RETREAT IN EL ROSARIO, MARBELLA EAST

Villa La Vista located in the exclusive neighbourhood of El Rosario, a sought-after residential area renowned for its tranquil atmosphere and excellent amenities. This modern villa renovated in 2024 by esteemed architect Adolfo Kind and developed by Nalipermie, represents contemporary luxury infused with Scandinavian design elements, offering an unmatched living experience.

Spread over two well-designed floors, the villa offers that provides breathtaking panoramic views of the Mediterranean Sea, lush golf courses, and Marbella's iconic mountain ranges. The property's south-west orientation ensures it is bathed in natural light throughout the day, creating a warm and inviting ambiance in every corner.

The interior of Villa La Vista is thoughtfully laid out to provide both privacy ...

community -- month garbage 139 € year ibi 2.084 € year for sale **3.500.000 €**













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The interior of Villa La Vista is thoughtfully laid out to provide both privacy and functionality. It features four generously sized bedrooms, each with its own en-suite bathroom, ensuring the utmost comfort for residents and guests alike. An additional guest toilet adds to the convenience. The interior finishes are of the highest quality, including 120x120 natural stone flooring that enhances the home's luxurious feel. The open-plan design seamlessly connects the living, dining, and kitchen areas, fostering a sense of space and modern elegance.

The property extends its luxury outdoors with a pristine swimming pool and multiple terraces that serve as perfect spots for relaxation or entertainment. Whether you're soaking up the sun or hosting an alfresco dinner, the ...

Reference	577592	Beds	4	Built m ²	297
Type	Villa	Baths	4	Interior m ²	---
Location	El Rosario, Marbella East	En-suite Baths	4	Terrace m ²	90
		Guest Toilets	---	Plot m ²	1.393
		Pax	---		
Pool	Private	Community	---	Levels	---
Garden	Private	Garbage	139 € / year	Floor	---
Garage	Private	IBI	2.084 € / year	Orientation	South/West
Parking slots	2	Construct Year	1995	EPC	A 1 kWh/m ²
		Renovation year	2024		A 1 KgCO ₂ /m ²

For sale

3.500.000 €

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

outdoor spaces are tailored to maximize enjoyment of the Mediterranean climate.

El Rosario itself is a gated community known for its peaceful environment and security, making it a desirable choice for families and professionals. The neighbourhood features a mix of high-end villas and well-maintained townhouses, characterised by their modern and Mediterranean-inspired architecture. Its proximity to Marbella's finest golden beaches, such as Playa de Alicate, and renowned golf courses like Marbella Golf and Country Club, adds to its appeal.

Amenities in El Rosario are plentiful. From gourmet dining options like El Mangaleta to convenient shopping at local supermarkets and boutique stores, everything is within easy reach. Families will appreciate the close proximity to some of Marbella's top international schools, such as the English International College and Aloha College. For sports enthusiasts, tennis courts and fitness centres are readily available, enhancing the active lifestyle this area promotes.

Transportation and connectivity are also key advantages. The villa is just a short drive from Marbella town centre and a 35-minute journey to Málaga-Costa del Sol Airport, making it a practical choice for international homeowners. The area is well-serviced by public transport, further adding to its convenience.

Villa La Vista is also a sustainable property. Eco-conscious buyers will appreciate features such as solar panels, which provide 60% of the property's energy needs. The home includes advanced systems such as a Gaggenau kitchen and a curated wine cellar, alongside cutting-edge security measures for peace of mind. Parking for two cars and additional storage areas ensure that practicality is seamlessly integrated into the villa's design.

Fully furnished with Scandinavian-inspired decor, Villa La Vista is move-in ready, offering a turnkey solution for discerning buyers. Whether you're seeking a luxurious holiday retreat or a permanent residence, this villa provides the perfect blend of comfort, style, and convenience. Living here means enjoying the best of the Mediterranean lifestyle in one of the most desirable neighbourhoods in the region.