

Reference: **R5317861**



# Land

## El Rosario

Price € 5,950,000

Beds	0
Baths	0
Build Size	0 m <sup>2</sup>
Terrace	0 m <sup>2</sup>
Garden/Plot	4118 m <sup>2</sup>
IBI Fees	Unknown
Community Fees	€ 0
Garbage Tax	

### SETTING

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

### FEATURES

- ✓ Near Transport

4,118 m<sup>2</sup> beachfront plot in one of the most sought-after areas of East Marbella. Project and building license in place for the construction of a villa of up to 742 m<sup>2</sup>, plus terraces, distributed over four levels.

Located just minutes from Marbella Golf & Country Club, international schools, and the areas of El Rosario and Costabella. Marbella town centre is 10 minutes away, and Málaga Airport is approximately 35 minutes by car.

The main floor can accommodate a 100 m<sup>2</sup> living-dining area, a 30 m<sup>2</sup> kitchen, and a 35 m<sup>2</sup> bedroom. The first floor is designed for three en-suite bedrooms. The solarium allows for the installation of a jacuzzi and outdoor kitchen with sea views.

The basement, approximately 300 m<sup>2</sup>, can be used for a cinema room, wine cellar, laundry area, storage spaces, and an independent guest apartment with its own kitchen and bathroom.

The plot allows for the development of outdoor areas such as a garden, barbecue area, and private parking.

An opportunity to develop a contemporary residence in an established beachfront location.

