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Villa

Marbella



Chambres: 3	Salles de bains: 2	M²: 200	Prix: 1 250 000 €
Statut: Vente	Type de propriété: Villa	Référence: R5047234	Publish date: 12.06.25

Vue d'ensemble:???? Rustic-style house with 1,200 sqm plot of land suitable for developmentHouse in El Rosario – Marbella East With existing constructions, private water supply, and massive development potential in one of the Costa del Sol's top residential areas. ???? Prime Location – El Rosario, Marbella East Located just minutes from Marbella's best beaches and lifestyle spots: Only 3 minutes from the beach 8 minutes from Marbella town centre 30 minutes from Málaga International Airport Adjacent to the renowned Royal Tennis Club Marbella Surrounded by restaurants, supermarkets, cafés, schools, and public transport ????Plot Features & Existing Constructions ???? Urbanizable plot of 1,200m² – currently not urbanized, but classified as urbanizable land ???? Urban planning process underway, which will require the future transfer of part of the land for green areas, access roads, and sanitation infrastructure ???? Main house of 100m² (built in 1965) ???? Charming 40m² wooden guesthouse or studio ???? Storage/utility house ???? Working vegetable garden with fertile soil ???? Private legal well with 7 million litres/year water rights ???? Two water tanks (2,500L each) ???? Parking for 4 cars ???? Established trees and green areas — a natural, private setting ???? Smart Investment in a Growing Area •Located in a high-end residential zone with ongoing development •Great potential for future value increase •Suitable for building a luxury villa or boutique development •Infrastructure and water supply already in place ???? An outstanding opportunity in Marbella for investors or private buyers looking ahead. ???? Contact us for further details, planning documents, or to schedule a private viewing. The abbreviated information document is available to

you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses BRF

Caractéristiques: