MARBELLA, NUEVA ANDALUCIA

bedrooms 5 | bathrooms 5+1 | built m2 508 | plot m2 873

WELCOME TO VILLA ROSALIA — REFINED LUXURY WITH STUNNING SEAVIEWS IN NUEVA ANDALUCÍA, MARBELLA

Step into the world of refined Mediterranean living with this stunning luxury residence nestled in the prestigious enclave of Nueva Andalucía, Marbella. Designed to blend contemporary comfort with timeless elegance, the villa comes fully furnished and tastefully decorated, offering a seamless move-in experience and an elevated lifestyle.

Spanning 508 square meters across three expansive levels and set on a generous 873-square-meter plot, the home features five beautifully appointed bedrooms and five modern bathrooms—ideal for both family living and elegant entertaining.

community fee 42€ month | garbage 160 € year | IBI 2,044 € year | for sale 3.995.000 € + furniture

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.

Marbella, Nueva Andalucia

Welcome to Villa Rosalia — Refined Luxury with Stunning Seaviews in Nueva Andalucía, Marbella

Spanning an impressive 508 square meters of built space, Villa Rosalia is thoughtfully distributed across three expansive levels, all situated on a generous 873-square-meter plot. The property features five beautifully appointed bedrooms and five modern bathrooms, making it ideal for both family living and entertaining guests in style.

From its elevated position, the villa offers captivating sea views, adding a serene and luxurious backdrop to daily life. The architectural layout emphasizes seamless indoor-outdoor living, with wide terraces that invite you to relax under the sun or dine al fresco while enjoying Marbella's enviable climate.

The villa includes one private parking space in a secure garage and two additional exterior parking spots, ensuring convenience for you and your guests. Premium features such as underfloor heating throughout the home provide year-round comfort, while a private swimming pool adds the perfect touch of resort-style living.

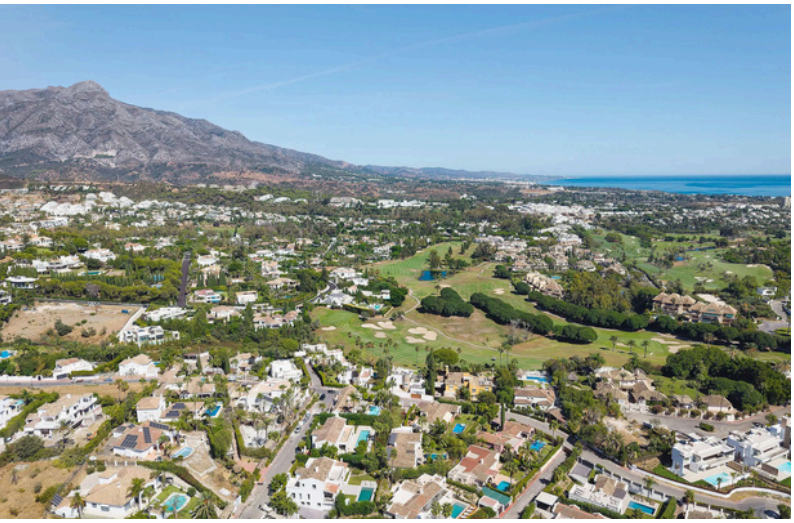
Entertainment is taken to another level with a dedicated cinema room, creating an immersive space to enjoy movies and unwind in privacy. Set within a highly regarded urbanization, Villa Rosalia benefits from a secure and tranquil neighborhood, known for its excellent infrastructure and proximity to golf courses, international schools, fine dining, and the vibrant life of Puerto Banús.

Whether you're seeking a full-time residence or a luxury holiday escape, Villa Rosalia promises an exceptional lifestyle in one of Marbella's most sought-after locations.

Reference	145320	Beds	5	Built m²	508
Type	Villa	Baths	5+1	Interior m²	---
Location	Los Naranjos, Nueva Andalucia	En-suite Baths	---	Terrace m²	---
		Guest Toilets	---	Plot m²	873
		Pax	---		

Pool	Private	Community	42 € / month	Levels	3
Garden	Private	Garbage	160 € / year	Floor	---
Garage	Private	IBI	2.044 € / year	Orientation	South
Parking slots	3	Construct Year	---	EPC	In Progress
		Renovation year	---		

For sale

3.995.000 €

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