



## Detached Villa for sale in Río Real, Marbella

2,295,000 €

Reference: R5179285   Bedrooms: 3   Bathrooms: 3   Plot Size: 803m<sup>2</sup>   Build Size: 193m<sup>2</sup>   Terrace: 204m<sup>2</sup>





## **Costa del Sol, Río Real**

This luxurious modern villa is located in the residential community of Río Real "La Finca de Marbella", 15 minutes walk from the beach ("Trocadero Arena" restaurant), 5 minutes by car from the center of Marbella and 15 minutes from Puerto Banús. The 3-bedroom villa is made up of two levels, 2 bedrooms on the second floor with a large terrace with spectacular mountain-, city- and partly sea views and 1 bedroom on the ground floor. Each room is equipped with elegant furniture and a private bathroom. The ground floor offers a large living and dining area connected to the open plan kitchen. The floor-to-ceiling windows allow the interior and exterior areas to be integrated, making it especially pleasant. The villa has its own private heated pool, closed private parking for 2 cars and tropical plants throughout the garden. Underfloor heating, air conditioning, alarm system and cameras, all for the comfort of living.



## Features:

### Features

Covered Terrace  
Private Terrace  
Double Glazing  
Utility Room

### Views

Sea  
Mountain

### Pool

Heated  
Private

### Garden

Private  
Landscaped

### Utilities

Electricity  
Drinkable Water  
**CO2 Emission Rating**  
B

### Orientation

North West

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Alarm System  
Electric Blinds  
Safe

### Category

Resale

### Climate Control

Air Conditioning  
U/F Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Private  
Covered  
More Than One

### Energy Rating

C