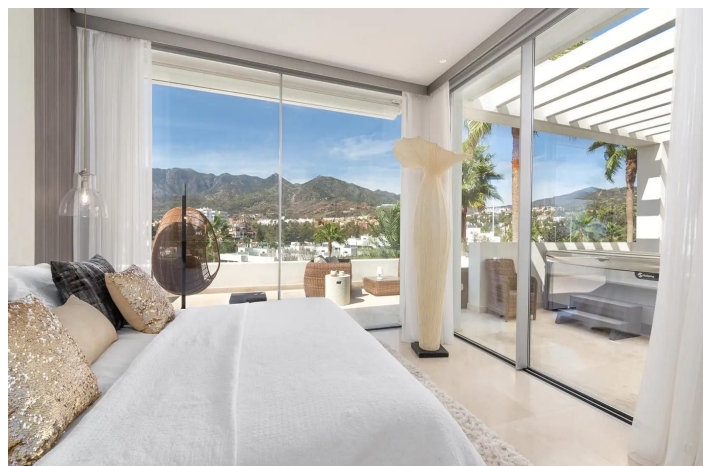




## Villa détachée à vendre à Río Real, Marbella

2 295 000 €

Référence: R5186401    Chambres: 3    Bain: 3    Terrain: 803m<sup>2</sup>    Construite: 195m<sup>2</sup>    Terrasse: 175m<sup>2</sup>





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## Costa del Sol, Río Real

This elegant modern villa is located in the prestigious residential community of Río Real, La Finca de Marbella — just a 15-minute walk from the beach and the renowned Trocadero Arena restaurant, 5 minutes by car from Marbella's center, and 15 minutes from Puerto Banús.

The property offers three spacious bedrooms distributed over two levels. The upper floor features two bedrooms, each with en-suite bathrooms and access to a large terrace with spectacular mountain, city, and partial sea views. The third bedroom is located on the ground floor, also with its own private bathroom.

The open-plan ground level includes a modern kitchenette and expansive floor-to-ceiling windows, seamlessly connecting the interior with the outdoor living areas — creating a bright and inviting atmosphere throughout. Outside, the villa boasts a private swimming pool with a heat pump and outdoor shower, surrounded by lush tropical landscaping. Additional features include underfloor heating, air conditioning, an advanced alarm and camera system, and a private closed garage for two cars.

Living area: 195 m<sup>2</sup>

Terraces and patios: 175 m<sup>2</sup>

Plot: 803 m<sup>2</sup>

Pool: 32 m<sup>2</sup>



## Spécification:

### Orientation

Sud-ouest

### Climatisation

Climatisation

A / C pré-installé

Cold A / C

A / C chaud

Chauffage central

### Vues

Montagne

Jardin

### Paramètre

Près du golf

Près de la mer

### Meubles

Entièrement meublé

### Condition

Excellent

Récemment rénové

### Piscine

Private

### Sécurité

Complexe fermé

Sécurité 24 heures

Système d'alarme

### Cuisine

Entièrement équipé

### Jardin

Private