



## Vrijstaande Villa te koop in Río Real, Marbella

925.000 €

Referentie: R4360555 Slaapkamers: 4 Badkamers: 3 Plotgrootte: 600m<sup>2</sup> Perceelgrootte: 149m<sup>2</sup> Terras: 36m<sup>2</sup>





## Costa del Sol, Río Real

Excellent opportunity to acquire a corner plot of 600m<sup>2</sup> with a charming rustic villa of 149m<sup>2</sup>. The property features an entrance hall that leads to a spacious hallway and a large living-dining room with high ceilings. From here, there is access to a generous covered terrace/porch with beautiful views over the expansive garden, where a swimming pool can be built. From the living room, there is access to two guest bedrooms with built-in wardrobes and a shared bathroom located in the hallway. The entrance hallway also leads to a separate kitchen with a closed terrace/laundry area and direct access to the garden that surrounds the house. Additionally, from the hallway, you reach the spacious master bedroom, which includes a full en-suite bathroom and a walk-in closet. This bedroom also opens out to another of the terraces that wrap around the property. The property also includes a garage on the ground floor and a separate guest/staff apartment, which consists of one bedroom, a living-dining area with an open-plan kitchen, and a bathroom with shower. This apartment has direct access to the garden. Although the house is older and requires renovation, the property offers excellent investment potential, either for a full refurbishment or to build a new villa on the existing plot. Urban planning regulations allow for the construction of a ground floor plus an upper floor, and a basement is also permitted. According to the Marbella Urban Planning Regulations from 1986 (PGOU-86), the minimum plot size is 500m<sup>2</sup>, with a buildability of 0.35m<sup>2</sup>/m<sup>2</sup> and a maximum occupancy of 30%. The location is unbeatable, in the well-known El Real Panorama area, just a short distance from the exclusive La Finca de Marbella residential development. This is a peaceful residential area, within walking distance of the synagogue and just 3 minutes' walk to the beach, the promenade, and the new Mediterranean Park—a 40,000m<sup>2</sup> natural area that connects directly with the seafront. The park is one of the largest beach sports complexes in Andalusia, featuring five beach volleyball courts, three beach soccer pitches, a beach handball court, yoga areas, and a large children's play zone. The property is also close to Marbella town—just a 35-minute walk along the promenade, or 5 minutes by car. It is 10 minutes from Puerto Banús and San Pedro, and 15 minutes from Estepona. The villa boasts stunning views of Marbella's iconic mountain, "La Concha."





## Kenmerken:

### Extra's

Overdekt terras  
Nabij vervoer  
Privé Terras  
Berging  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Inbouwkasten  
Gasten appartement  
Bijkeuken  
Buurt van een kerk

### Ligging

Dichtbij golfbaan  
Dichtbij haven  
Urbanisatie  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Dichtbij jachthaven

### Tuin

private Garden

### Voorzieningen

Elektriciteit  
Drinkwater

### Zonorientatie

Oosten  
West

### Huidige Staat

Renovatie nodig

### Beveiliging

Omheind complex  
Alarmsysteem  
Deurbel met intercom

### Categorie

In prijs verlaagd  
Vakantiehuis  
Investering  
Bestaande bouw  
Modern

### Uitzicht

Mountain Bekeken  
Garden Views

### Meubilering

Ongemeubileerd

### Parkeergelegenheid

garage  
private Parking