



## 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>





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## 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:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	North West	Air Conditioning
Private Terrace		U/F Heating
Double Glazing		
Utility Room		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Sea Views	Close To Golf	Excellent
Mountain	Urbanisation	
	Close To Sea	
	Close To Town	
	Close To Schools	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Heated	Fully Furnished	Fully Fitted
Private Pool		
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Private Garden	Alarm System	Private
Landscaped	Electric Blinds	Covered
	Safe	More Than One
<b>Utilities</b>	<b>Category</b>	<b>Energy Rating</b>
Electricity	Resale	C
Drinkable Water		
<b>CO2 Emission Rating</b>		
B		