



## Detached Villa for sale in Río Real, Marbella

2.295.000 €

Referencia: R5179285    Dormitorios: 3    Baños: 3    Terreno: 803m<sup>2</sup>    Construido: 193m<sup>2</sup>    Terraza: 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 &quot;La Finca de Marbella&quot;, 15 minutes walk from the beach (&quot;Trocadero Arena&quot; 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.



## Características:

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Terraza Cubierta  
Terraza Privada  
Doble acristalamiento  
Lavadero

### Vistas

Vistas al Mar  
Vistas a Montaña

### Piscina

Con Calefacción  
Piscina Privada

### Jardin

Jardín Privado  
Jardín Paisajístico

### Servicios Públicos

Electricidad  
Agua Potable  
CO2 Emission Rating  
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### Orientación

Orientación Noroeste

### Posición

Cerca de Golf  
Urbanización  
Cerca del Mar  
Cerca de Ciudad  
Cerca de Colegios

### Muebles

Completamente Amueblada

### Seguridad

Alarma  
Persianas Eléctricas  
Caja fuerte

### Categoría

Reventa

### Climatización

Aire Acondicionado  
Suelo Radiante

### Estado

Excelente estado de conservación

### Cocina

Cocina Equipada

### Aparcamiento

Párking Privado  
Párking Cubierto  
More Than One

### Calificación energética

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