



## Frakoblet villa til salg i Río Real, Marbella øst

2.295.000 €

Reference: R5186401   Soveværelser: 3   Badeværelser: 3   Grundstørrelse: 803m<sup>2</sup>   Byg Størrelse: 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>



## Funktioner:

### Orientering

Sydvest

### Klimakontrol

Aircondition

Forud installeret aircondition

Kold aircondition

Varm aircondition

Centralvarme

### Synspunkter

Bjerg

Have

### Indstilling

Tæt på golf

Tæt på havet

### Møbel

Fuldt møbleret

### Sikkerhed

Gated kompleks

24 timers sikkerhed

Alarmsystem

### Tilstand

Fremragende

For nylig renoveret

### Køkken

Fuldt monteret

### Pool

Privat

### Have

Privat