



## 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>





---

## 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:

### Features

Covered Terrace  
Private Terrace  
Double Glazing  
Utility Room

### Views

Sea  
Mountain

### Pool

Heated  
Private

### Garden

Private  
Landscaped

### Utilities

Electricity  
Drinkable Water

### Energy Rating

C

### Orientation

North West

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Alarm System  
Electric Blinds  
Safe

### Category

Resale

### Climate Control

Air Conditioning  
U/F Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Private  
More Than One  
Covered

### CO2 Emission Rating

B