



# Detached Villa for sale in Río Real, Marbella

2,450,000 €

Reference: R4778482 Bedrooms: 4 Bathrooms: 5 Plot Size: 900m<sup>2</sup> Build Size: 426m<sup>2</sup> Terrace: 162m<sup>2</sup>





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## Costa del Sol, Río Real

Villa to reform located in Rio Real Urbanization, 700 meters from El Trocadero beach and Rio Real Golf Club House and only 4 kilometers from the center of Marbella. It has a total constructed area of 588 m<sup>2</sup> on a 900 m<sup>2</sup> plot. Built on one level plus a semi-basement floor. Facing East. The semi-basement floor consists of a guest apartment distributed in living room, bedroom, bathroom, kitchen, large terrace, storage room and garage for 2 vehicles. The ground floor consists of an entrance hall, a large 65 m<sup>2</sup> living-dining room with a fireplace with access to terraces, a large 25 m<sup>2</sup> kitchen with access to a terraces, a second independent dining room with 35 m<sup>2</sup> of surface area with access to terraces, 3 bedrooms, 3 bathrooms bathroom, two of them en suite and guest toilet, sauna, terraces and porches. Air-conditioning. Pool.

Villa, Río Real, Costa del Sol.

4 Bedrooms, 5 Bathrooms, Built 426 m<sup>2</sup>, Terrace 162 m<sup>2</sup>, Garden/Plot 900 m<sup>2</sup>.

Setting : Close To Golf, Close To Port, Close To Sea, Close To Town, Close To Schools, Close To Forest, Close To Marina, Urbanisation.

Orientation : East.

Condition : Good.

Pool : Private.

Climate Control : Air Conditioning, Fireplace.

Views : Mountain, Golf, Garden, Pool.

Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Sauna, Storage Room, Utility Room, Ensuite Bathroom, Staff Accommodation.

Kitchen : Fully Fitted.

Garden : Private.

Security : Gated Complex, Entry Phone, Alarm System.

Parking : Garage, More Than One, Private.

Utilities : Electricity, Drinkable Water.

Category : Golf.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
Sauna  
Utility Room  
Staff Accommodation

### Orientation

East

### Climate Control

Air Conditioning  
Fireplace

### Views

Mountain  
Garden  
Pool  
Golf

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Town  
Close To Schools  
Close To Forest  
Close To Marina

### Condition

Good

### Pool

Private

### Security

Gated Complex  
Alarm System  
Entry Phone

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
More Than One

### Garden

Private

### Utilities

Electricity  
Drinkable Water

### Category

Golf