



## 4 Bed Villa (Detached) For Sale

**€1,775,000**

**Río Real, Costa del Sol**

**Ref: R4443700**

€1,775,000. Río Real. Villa with 3 bedr./2 bathr, guest studio and pool. Sea, Golf and Mountains views!! €1,775,000. Río Real -Marbella (East). Modern, classic furnished villa (403m<sup>2</sup>) with 3 bedrooms/2 bathrooms, guest studio (Bed and bath) and pool on a spacious plot (864m<sup>2</sup>). Great Sea, Golf and Mountains views. Ask us the drone video of the villa! The villa consists of 2 levels: Layout first floor: (residential floor) Entrance. Spacious hall with stairs, toilet, wardrobe and videophone. Spacious and bright living room with semi-open kitchen, fireplace and sliding doors to the covered terrace. The kitchen is in a separate room. The kitchen unit has an induction stove with extractor hood, dishwasher, refrigerator, freezer, combination oven and microwave. All equipment is from the Neff br...

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La Reserva Del Alcuzcuz, La Azalia 1 -1B, 29679, Benahavis

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# Gallery



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# Property Description

**Location:** Río Real, Costa del Sol, Spain

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Modern, classic furnished villa (403m<sup>2</sup>) with 3 bedrooms/2 bathrooms, guest studio (Bed and bath) and pool on a spacious plot (864m<sup>2</sup>).

Great Sea, Golf and Mountains views.

Ask us the drone video of the villa!

The villa consists of 2 levels:

Layout first floor: (residential floor)

Entrance. Spacious hall with stairs, toilet, wardrobe and videophone.

Spacious and bright living room with semi-open kitchen, fireplace and sliding doors to the covered terrace.

The kitchen is in a separate room. The kitchen unit has an induction stove with extractor hood, dishwasher, refrigerator, freezer, combination oven and microwave. All equipment is from the Neff brand.

Master bedroom (1).

Spacious bedroom with fitted wardrobes. En suite bathroom with walk-in shower, washbasin with 2 sinks and toilet.

Bedroom (2).

Spacious bedroom with fitted wardrobes and sliding door to covered terrace.

Bathroom with shower, double sink and toilet.

Bedroom (3).

Spacious bedroom with fitted wardrobes and sliding door to covered terrace.

This room is currently used as an office.

Ground floor layout:

Guesthouse. Spacious living/bedroom with bathroom (toilet, shower, double sink) and fitted wardrobes.

Very spacious garage/storage/laundry room.

Surprising barn.!!

Garden:

Landscaped and walled garden (Southeast oriented).

There is a swimming pool with underwater lighting. The dimensions of the pool are 14.0 × 4.0 meters.

There is an outdoor shower in the garden.

There is a closed driveway with an electrically operated entrance gate. It is possible to park in the

street.

#### Inventory:

It is possible to take over the inventory.

#### Extra information:

- Can be accepted immediately.
- Suitable for rental.
- Double glass.
- Air conditioning: can be operated separately per room.
- Alarm, indoor-outdoor cameras.
- Year of construction 1992, renovated 2022.
- Very quiet and private location.
- Near (Trocadero) Beach.
- Ready to move in!

#### Location:

The villa is located in the quiet and green area of 'Río Real' east of Marbella in a dead-end street. 10 minutes by car from the center of Marbella and 50 minutes from Malaga airport. The center of Marbella is also easily accessible by bicycle.

The beach of Río Real, called Rio Real Beach (900 meters walk) is part of the famous Los Monteros beach. You can rent jet skis and surf there. The exclusive beach club & restaurant 'Trocadero Arena' is also located on the beach.

The popular Río Real golf course with hotel & restaurant is within walking distance. The beautiful golf course runs to the beach.

Construction of the luxurious 'Four Seasons resort' will soon start, which will give a boost to the entire district.

# Additional Info

For Sale	Beds: 4	Baths: 3
Type: Villa (Detached)	Area: 453 sq m	Land Area: 864 sq m
Garden	Pool	Setting: Frontline Golf
Close To Golf	Close To Sea	Close To Town
Orientation: East	South East	South
Condition: Good	Recently Refurbished	Pool: Private
Climate Control: Air Conditioning	Hot A/C	Central Heating
Fireplace	Views: Sea	Mountain
Golf	Country	Panoramic
Garden	Pool	Street
Covered Terrace	Fitted Wardrobes	Private Terrace
WiFi	Storage Room	Marble Flooring
Double Glazing	Furniture: Fully Furnished	Part Furnished
Kitchen: Fully Fitted	Garden: Private	Landscaped
Easy Maintenance	Security: Alarm System	Parking: Garage

Utilities: Electricity

Category: Golf

Holiday Homes

Luxury

Built Area : 453 sq m

Land Size : 864 sq m

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