## Sales - House - Río Real

# 2.750.000€











**Ref.-ID: MIBGR5502991** **Río Real** **House**

**Community: 13,980 EUR / year** **IBI: 2,513 EUR / year** **Rubbish: 231 EUR / year** **6** **5.5** **309 m2** **45 m2**

This modern and recently constructed semi-detached house offers tons of space and impressive views from your private rooftop terrace with plunge pool! The property is situated in a luxurious secure and gated development just above Rio Real with close proximity to golf, beach and Marbella centre. The house itself is constructed over four floors and offers a South-westerly orientation. On the ground floor is a spacious living room with contemporary open plan kitchen as well as an office, guest WC and a bedroom with en-suite bathroom. Through large sliding windows you can access an impressive outdoor space in the form of a partially covered terrace and a private garden. On the first floor you find the beautiful master bedroom with en-suite bathroom, dressing and private terrace. There are two further guest suites on this floor, one of which has a French balcony, the other its own terrace. On the rooftop is a large solarium terrace with designated dining, lounge and outdoor kitchen areas. It is equipped with a private plunge pool and boasting panoramic views to the surrounding landscape and the Mediterranean. In the basement level we have a laundry room, two more guest suites and the double car garage. The community has security/concierge service and superb facilities such as a community infinity pool, gym, sauna & steam bath as well as a co-working/social room. A perfect property for those seeking a spacious and modern property within a luxury resort and within close proximity to Marbella! Note: the high tension wires and pylon at the South end of the urbanization will be removed soon.

**Setting**
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Urbanisation

**Orientation**
- ✔ South West Orientation
- ✔ West Facing

**Condition**
- ✔ Excellent Condition
- ✔ New Construction

**Pool**
- ✔ Communal Pool
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Sea Views
- ✔ Mountain Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden
- ✔ Private Garden

**Security**
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ 24 Hour Security

**Parking**
- ✔ Garage
- ✔ Multiple Parking Spaces

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Luxury
- ✔ Resale
- ✔ Contemporary