## Sales - House - Río Real

# 3.100.000€







**Ref.-ID: MIBGR5546590** **Río Real** **House**

**7** **7.5** **502 m2** **976 m2**

Exclusive villa in Río Real, Marbella, with panoramic views of the valley and the sea Located in one of the most prestigious areas of East Marbella, this elegant three-story villa combines spaciousness, comfort, and exceptional, unobstructed views over the Río Real valley. The property is laid out as follows: Ground floor: An indoor garage for 2 vehicles, a staff bedroom with a full bathroom, a large living room with a fireplace and direct access to the garden—which features a private swimming pool—as well as an en-suite bedroom adapted for individuals with reduced mobility. The garden includes a covered porch and sunny areas that offer complete privacy. Main floor: An entrance hall, a fully equipped kitchen with a dining area and laundry room, a guest toilet, an additional bedroom, and an elegant living-dining room with access to a large terrace boasting spectacular views. Second floor: Four bedrooms, each with an en-suite bathroom; two of these bedrooms have access to a private terrace and offer panoramic views. The villa includes an outdoor parking area for 4 cars and an enclosed garage for 2 cars. An ideal property for those seeking exclusivity, ample space, and the tranquility of Río Real.

**Setting**
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

**Orientation**
- ✔ East Facing

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Central Heating
- ✔ Fireplace

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Street Views

**Features**
- ✔ Fitted Wardrobes
- ✔ Guest Apartment
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Staff Accommodation

**Furniture**
- ✔ Fully Furnished
- ✔ Not Furnished
- ✔ Optional Furniture

**Garden**
- ✔ Private Garden

**Parking**
- ✔ Multiple Parking Spaces
- ✔ Private Parking

**Category**
- ✔ Luxury