

## Sales - House - Río Real

# 2.295.000€

Río Real

House

IBI: 1,469 EUR / year

Rubbish: 139 EUR / year



3



3



193 m2



803 m2

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.

### Setting

- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

### Climate Control

- ✓ Air Conditioning
- ✓ U/F Heating

### Kitchen

- ✓ Fully Fitted

### Utilities

- ✓ Electricity
- ✓ Drinkable Water

### Orientation

- ✓ North West

### Views

- ✓ Sea
- ✓ Mountain

### Garden

- ✓ Private
- ✓ Landscaped

### Category

- ✓ Resale

### Condition

- ✓ Excellent

### Features

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Double Glazing

### Security

- ✓ Electric Blinds
- ✓ Alarm System
- ✓ Safe

### Pool

- ✓ Private
- ✓ Heated

### Furniture

- ✓ Fully Furnished

### Parking

- ✓ Covered
- ✓ More Than One
- ✓ Private









































