

## Sales - House - Río Real

# 1.600.000€

Río Real

House



3



2



233 m2



1050 m2

Exclusive Independent Villa with Private Pool & 1,050 m<sup>2</sup> Plot – Río Real, Marbella Discover this elegant independent two-storey villa in the prestigious gated community, one of Marbella’s most exclusive and peaceful residential areas. Set on a generous 1,050 m<sup>2</sup> plot with south orientation, the property enjoys exceptional natural light and offers the perfect balance of indoor comfort and outdoor living. Key Features 233 m<sup>2</sup> built | 200 m<sup>2</sup> useful 3 double bedrooms | 2 bathrooms Spacious living-dining room with large windows opening onto the porch and garden Independent fully equipped kitchen with access to a second porch Covered porch + 70 m<sup>2</sup> terrace area Private 11 m × 3 m swimming pool Landscaped garden Covered garage for 2 cars Independent 44 m<sup>2</sup> building (36 m<sup>2</sup> useful) – ideal for gym, office or guest apartment Fitted wardrobes South orientation Community & Location Gated and fully fenced community with maximum privacy Just 5 minutes’ drive or 15 minutes’ walk to the beach Close to supermarkets, restaurants, international schools and all services Excellent potential for personalised refurbishment (indicative renovation images available) A unique opportunity to own a private villa with pool on a large plot in a prime Marbella location – perfect as a family home or investment. Viewing highly recommended – contact us today to arrange a private viewing!

### Setting

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

### Climate Control

- ✓ Fireplace

### Kitchen

- ✓ Fully Fitted

### Category

- ✓ Luxury

### Orientation

- ✓ South

### Views

- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Courtyard

### Garden

- ✓ Private

### Condition

- ✓ Good

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Gym
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Fiber Optic

### Security

- ✓ Gated Complex

### Pool

- ✓ Private

### Furniture

- ✓ Fully Furnished

### Parking

- ✓ Garage
- ✓ Covered
- ✓ More Than One
- ✓ Private



















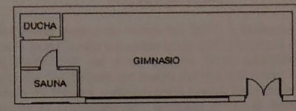
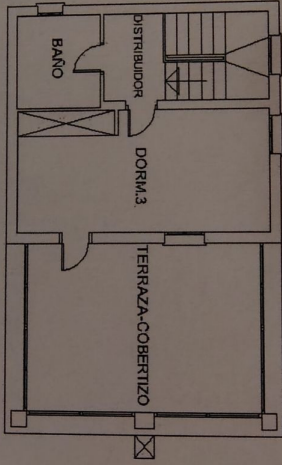




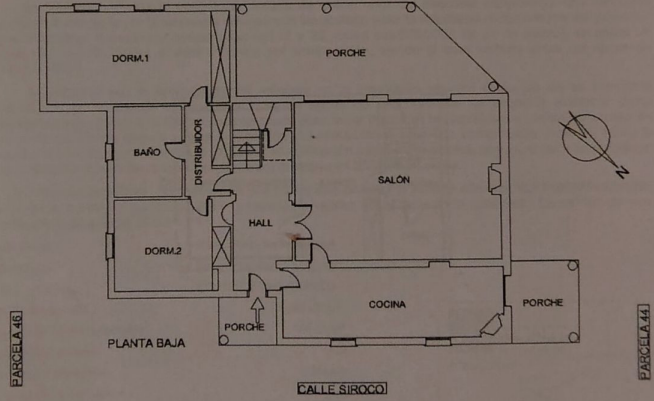








PABELLÓN DE LA PISCINA



PARCELA 46

PARCELA 44

ESCALA 1:150  
CALLE SIROCO PARCELA Nº 45, URBANIZACIÓN LOMAS DEL POZUELO

Planta baja