

**Ref.-ID: MIBGR5179285**

**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























