Sales - House - Marbella

2.195.000€

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Ref.-ID: MIBGR5227381 **Marbella** **House**

 **6**

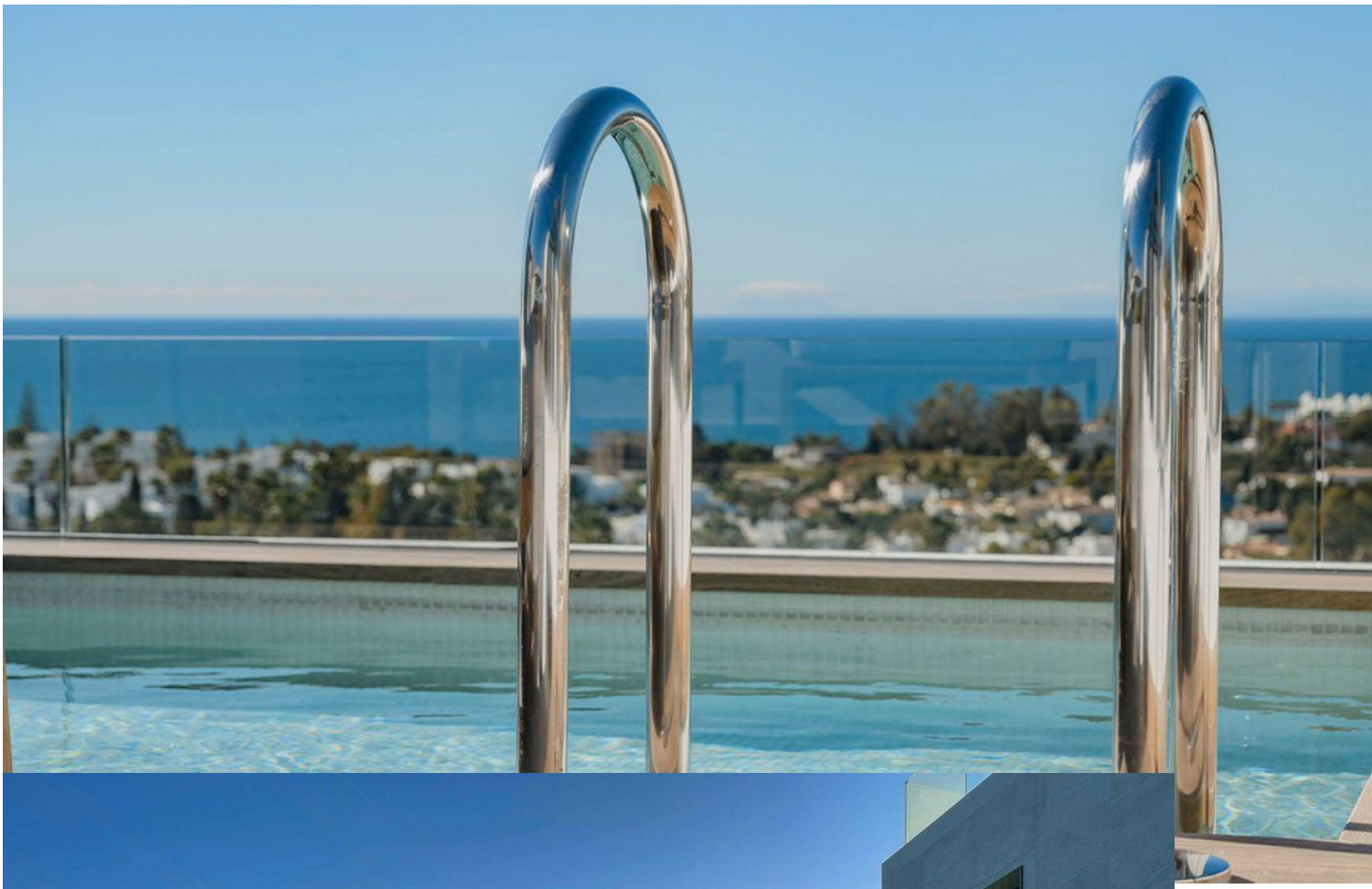
 **7**

 **551 m2**

Superb brand new villa offering astonishing sea views and located in Rio Real, Marbella. Boasting breathtaking sea views from every floor, this stunning property offers a serene escape in a quiet, wooded area. Just a 5-minute drive from two of Marbella's finest beaches and 10 minutes from the vibrant town center, you'll enjoy both tranquility and convenience. Spanning 575m² across three floors plus a roof terrace, this villa features six spacious bedrooms, each with its own bathroom, and two elegant living rooms. The separate kitchen is fully equipped with high-quality finishes, including a private elevator, underfloor heating, air conditioning, home automation, and a bioethanol fireplace. The expansive roof terrace is perfect for entertaining with its pool and rest area, while the private garden offers an option to add a second pool. Community amenities enhance the lifestyle with a pool offering sea views, a social club, gym, and 24-hour security. With a south-facing orientation, this energy-efficient home (Class A) ensures comfort and sustainability. The property is accessible for individuals with reduced mobility and includes two parking spaces. Don't miss the opportunity to own this exceptional villa near the upcoming Four Seasons luxury resort.



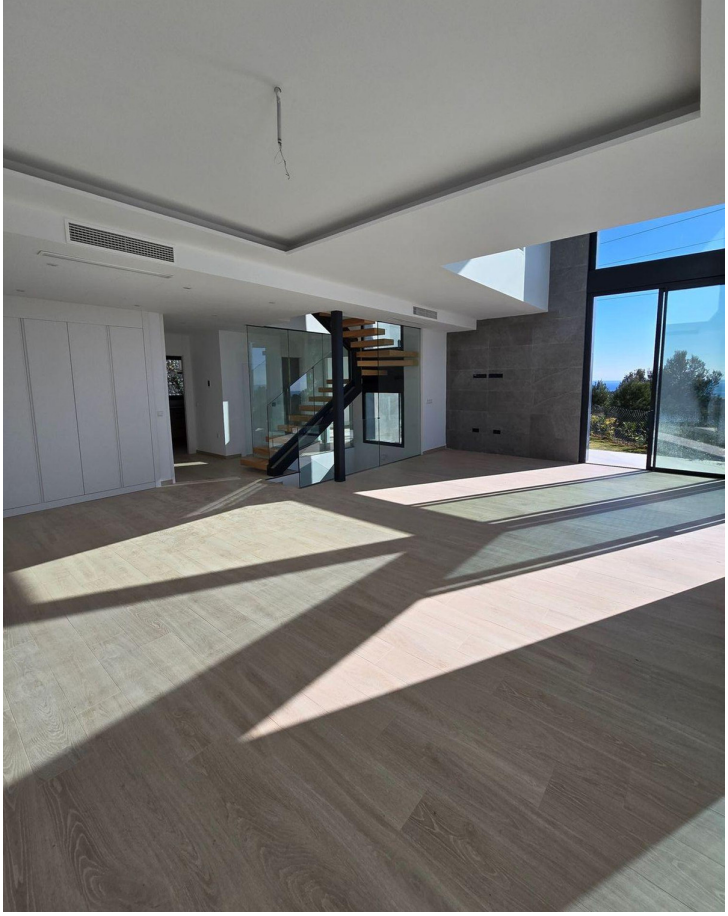




















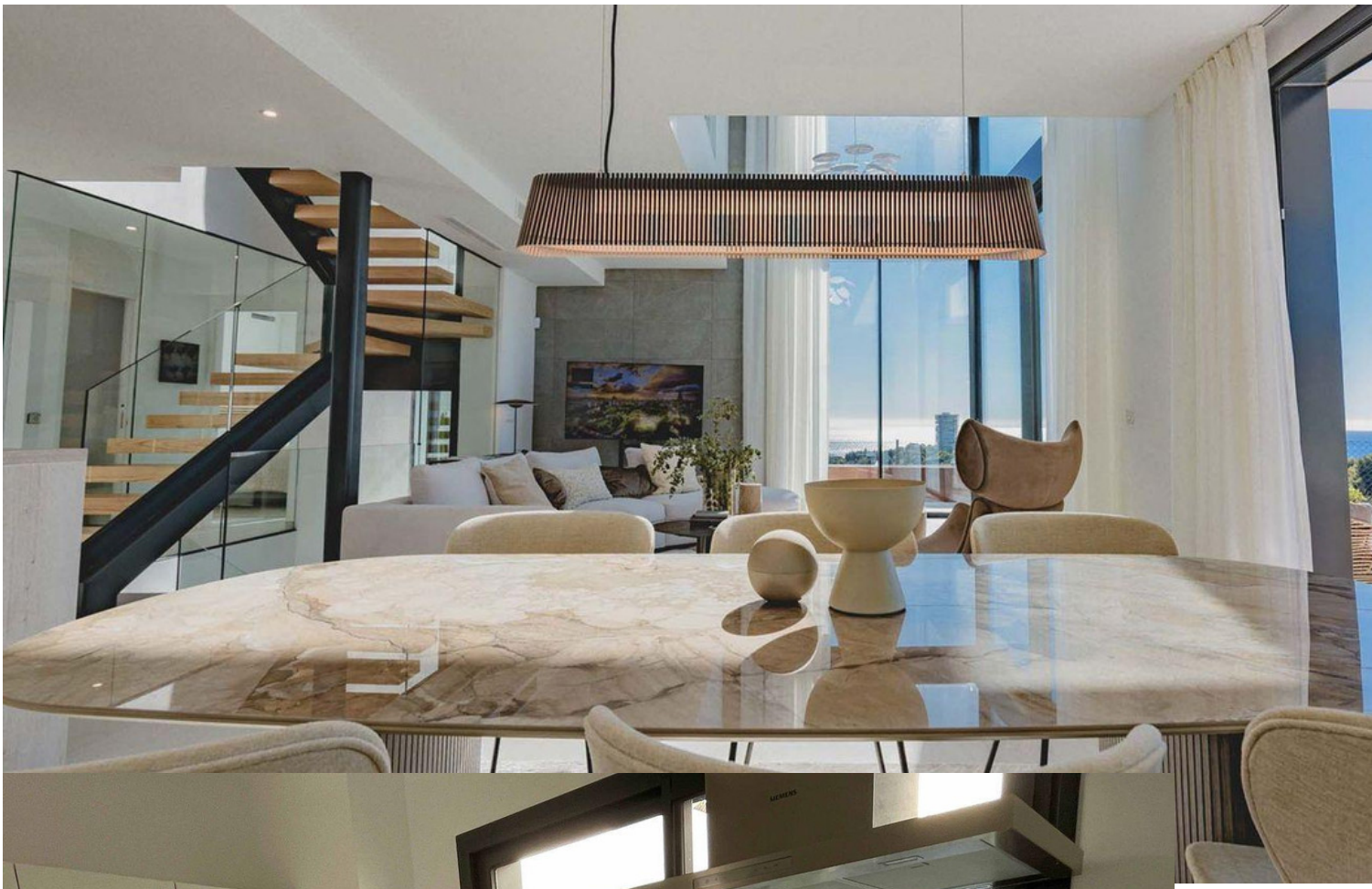










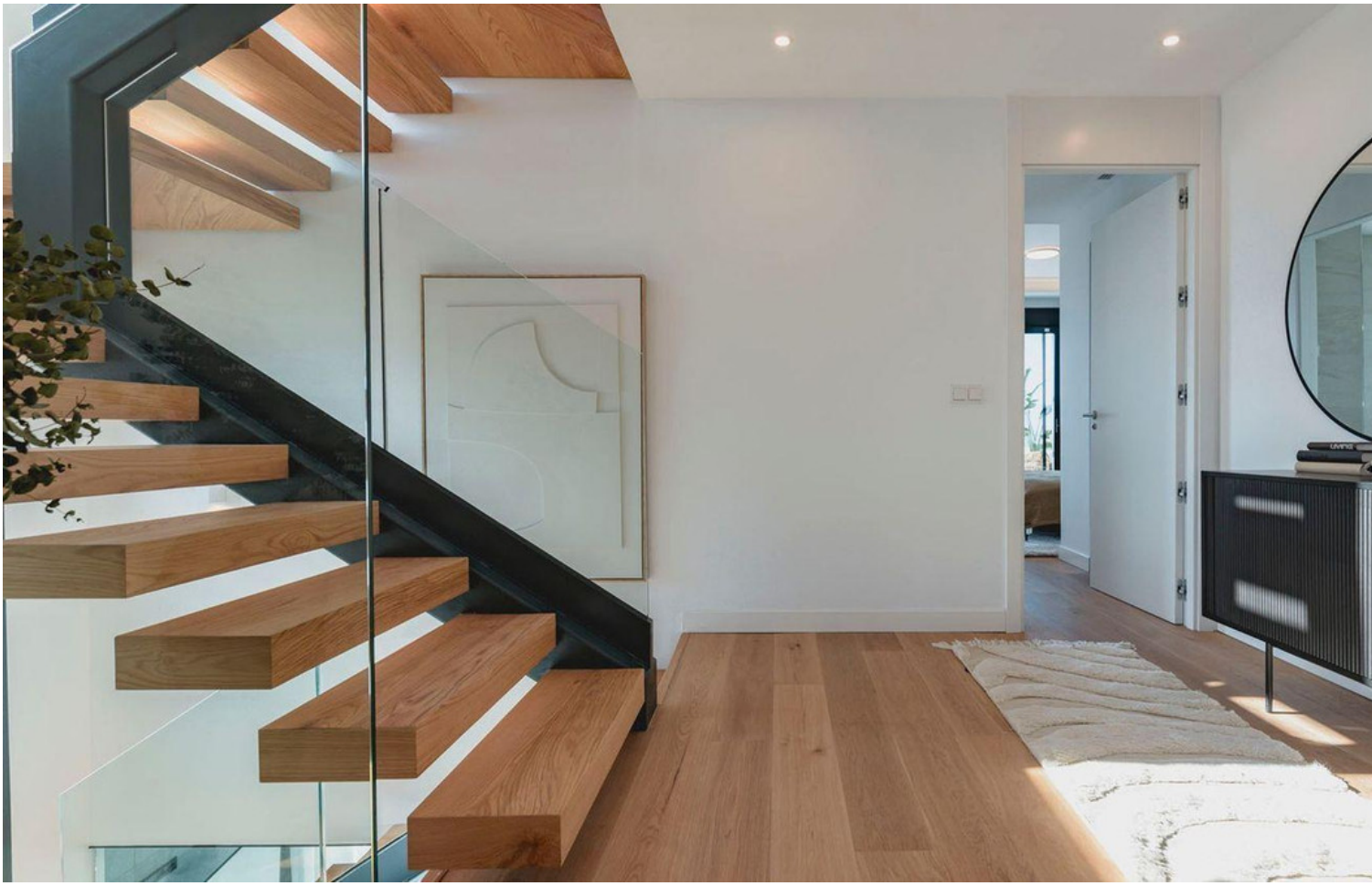




















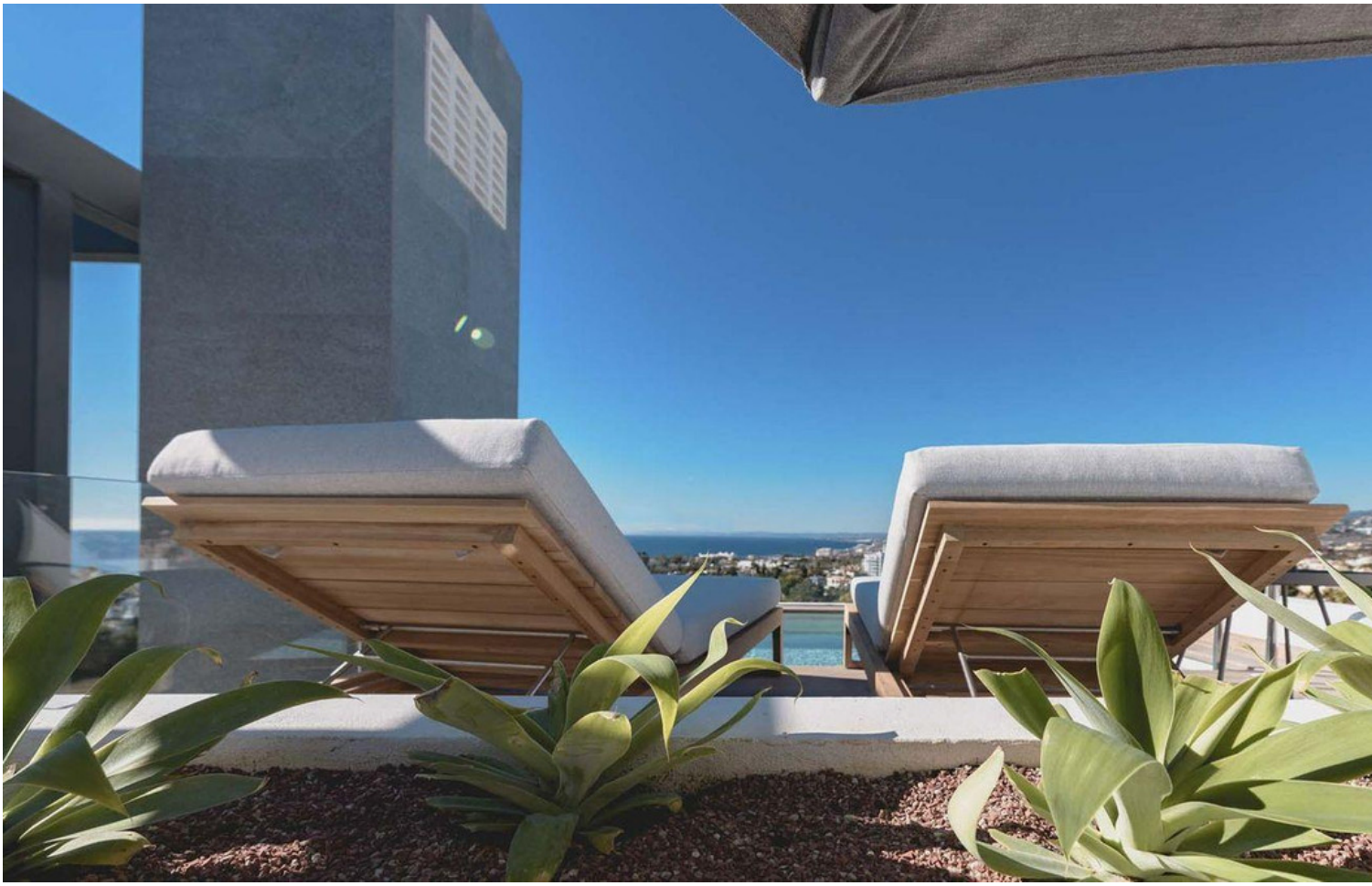






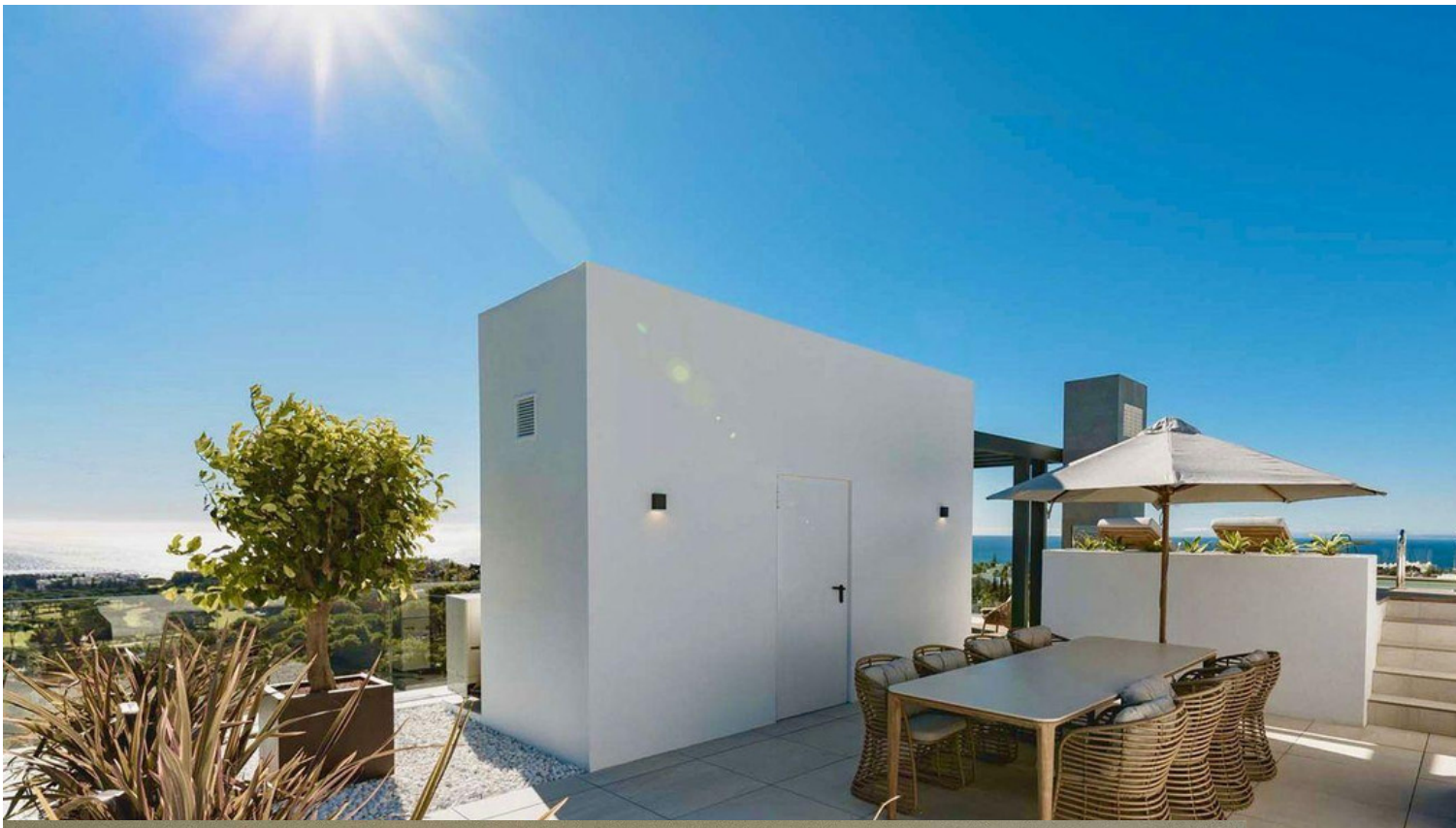












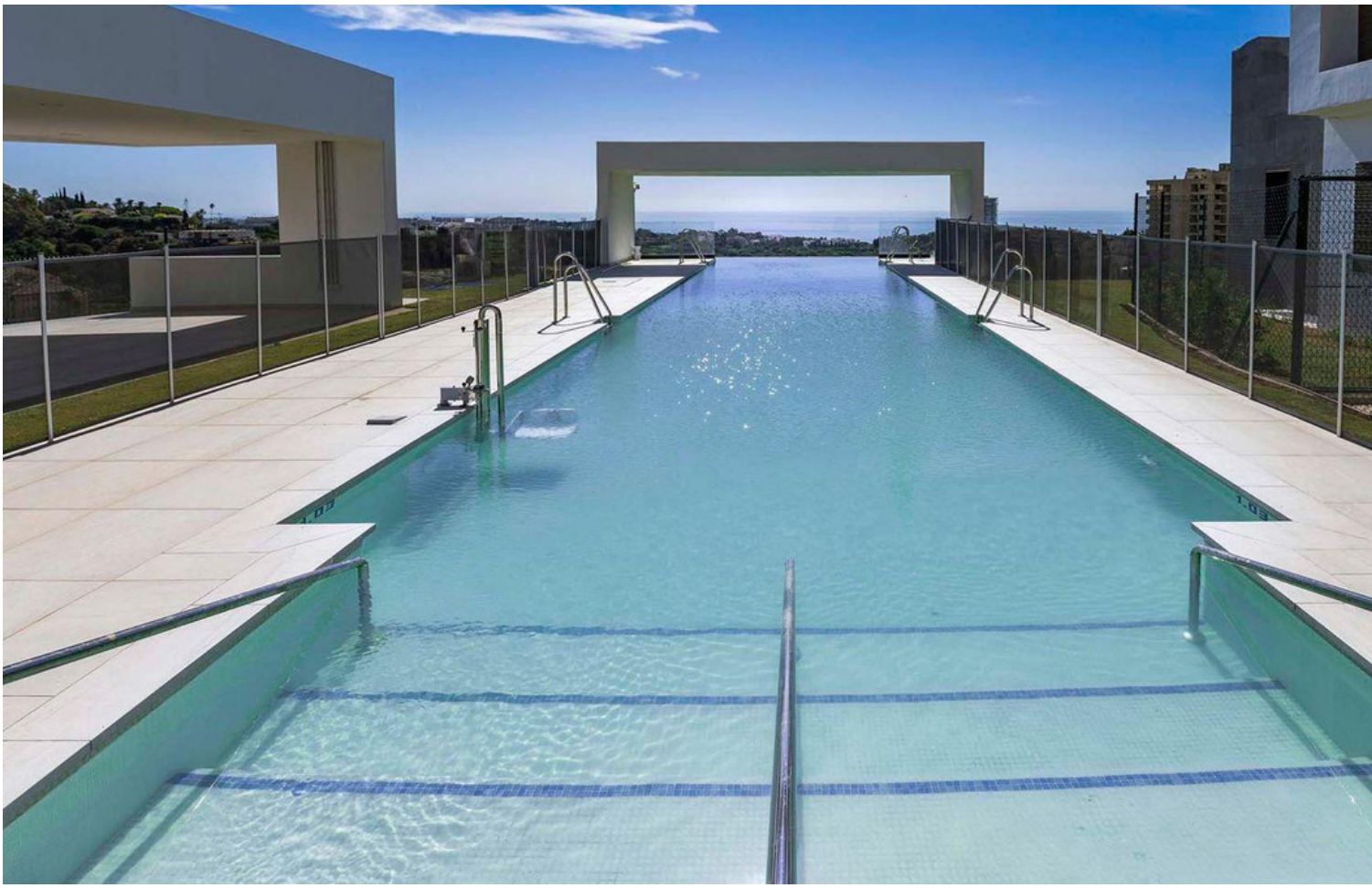
















- BASEMENT -



- GROUND FLOOR -



- FIRST FLOOR -



- ROOF FLOOR -

TOTAL USEFUL AREA:
473,94 m²

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ACCORDING TO RD 218/2005:
349,31 m²

BUILT AREA

LIVING AREA	235,25 m²
TERRACES	186,69 m²
BASEMENT	128,84 m²
PRIVATE GARDEN	165,56 m²
TOTAL BUILT AREA:	**550,78 m²**