## Продажа - Дом - Río Real

# 2.995.000€











**Ref.-ID: MIBGR5528854** **Río Real** **Дом**

**Коммунальные: 3,708 EUR / год** **ИБИ: 2,408 EUR / год** **Мусор: 186 EUR / год** **5** **6** **400 m2** **652 m2**

Exclusive gated community in Marbella East with night security. The property offers 609 sqm built on a 652 sqm plot and combines modern architecture, spacious living areas and top-quality finishes in one of Marbella’s most sought-after locations. Distributed over three floors, the villa features 5 bedrooms, 5 full bathrooms and 2 guest toilets. From the moment you enter, the home stands out for its brightness and a layout designed to enjoy both the indoors and outdoors. On the main floor, an elegant entrance hall leads into a spacious open-plan living room, integrated with a modern, fully equipped American-style kitchen with a large central island, ideal for everyday living and entertaining guests. Floor-to-ceiling windows, which fold away completely on two sides, allow abundant natural light and create a seamless connection to the outdoor area. The main terrace is conceived as a true outdoor living space, with a 41 sqm heated pool, sunbed area, lounge, outdoor kitchen, and a meticulously maintained private garden. This floor also includes a bedroom with en-suite bathroom, ideal for guests, as well as a guest toilet. The upper floor offers two bedrooms, both with walk-in closets, en-suite bathrooms, and direct access to a spacious 76 sqm terrace. The master suite impresses with its size and privacy, and both rooms enjoy open views of the Mediterranean Sea, the mountains and Gibraltar. This terrace offers great potential for creating a chill-out area, outdoor dining with barbecue, solarium with jacuzzi, or a relaxation space to enjoy sunsets thanks to its west orientation. The lower level is one of the property’s highlights. Designed for leisure and comfort, it includes a spectacular state-of-the-art climate-controlled wine cellar, a fully soundproofed cinema room with advanced audiovisual system, laundry area, storage room, and generous custom storage units. On this level you will also find two additional bedrooms with en-suite bathrooms, offering an excellent distribution for family or guests, as well as a second guest toilet. The villa features a private covered parking area for two vehicles, equipped with an electric car charger and direct, convenient access to the back of the kitchen. Noteworthy features include advanced home automation, interior and perimeter alarm system with security cameras, underfloor heating throughout, Airzone air conditioning, electric curtains, Climalit windows, a 12 kW solar energy system, and a heated pool with heat pump and remotely controlled motorized thermal cover. Furthermore, the property is in immaculate condition, almost brand new, and has been decorated in both the interior and exterior spaces with furniture from a renowned Italian brand. Both the interior and exterior kitchens feature high-end finishes and are equipped with the latest generation German appliances, offering functionality, design and quality in every detail. Located just a few minutes’ walk from some of the best beaches on the Costa del Sol, the property is close to supermarkets, restaurants, shops, international schools, beach clubs, playgrounds and renowned golf courses. Marbella East is a booming area, with high-end residential developments including the renowned Four Seasons resort project. A modern, spacious villa ready to enjoy, ideal as a permanent residence or holiday home for families seeking comfort, privacy and proximity to the sea.

**Расположение**
- ✔ Рядом с гольф-полем
- ✔ Рядом с морем
- ✔ Рядом с городом

**ОРИЕНТАЦИЯ**
- ✔ запад

**Состояние**
- ✔ Отличное состояние

**бассейн**
- ✔ Частный бассейн

**Климат-контроль**
- ✔ Полы с подогревом

**ВИД**
- ✔ Вид на море
- ✔ Вид на горы

**Сад**
- ✔ Частный сад

**Парковка**
- ✔ Частная парковка