

# Продажа - Дом - Río Real

## 1.600.000€

Río Real

Дом



3



2



233 m<sup>2</sup>



1050 m<sup>2</sup>

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!

### Расположение

- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Урбанизация

### Климат-контроль

- ✓ Камин

### Кухня

- ✓ Полностью оборудованная

### Категория

- ✓ Элитная

### ОРИЕНТАЦИЯ

- ✓ Юг

### ВИД

- ✓ Сельская местность
- ✓ Панорамный
- ✓ Сад
- ✓ Двор

### Сад

- ✓ Приватный

### Состояние

- ✓ Хорошее

### Особенности

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ WiFi
- ✓ Тренажерный зал
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Двойные стеклопакеты
- ✓ Оптическое волокно

### меры безопасности

- ✓ Огражденный комплекс

### бассейн

- ✓ Приватный

### Мебель

- ✓ Полностью меблированный

### Парковка

- ✓ Гараж
- ✓ С навесом
- ✓ Более чем один
- ✓ Приватная



















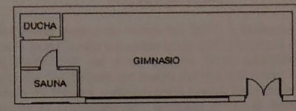
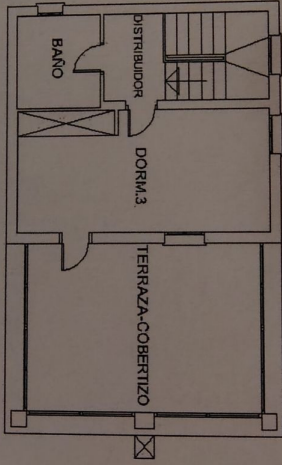




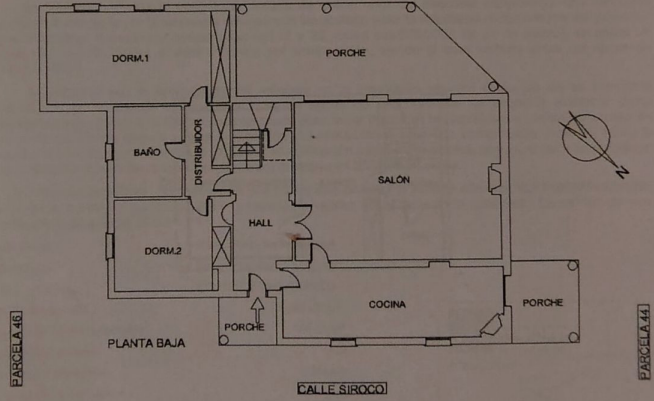








PABELLÓN DE LA PISCINA



PARCELA 46

PARCELA 44

CALLE SIROCO

ESCALA 1:150

CALLE SIROCO PARCELA Nº 45, URBANIZACIÓN LOMAS DEL POZUELO

Planta baja