Sales - House - Río Real

985.000€

Ref.-ID: R5335693

Río Real

House

Community: 3,660 EUR / year   **IBI: 1,336 EUR / year**

Rubbish: 186 EUR / year

🛏 **3**   🛁 **2.5**   ▦ **161 m2**   ▢ **303 m2**

€985,000 | Marbella East – Río Real – Greenlife Village | Classic Andalusian Corner Townhouse!! Classic Andalusian semi-detached corner townhouse in Río Real, Marbella East, featuring 3 bedrooms, 2 bathrooms, excellent privacy, multiple terraces, and a secure parking space in carport on private grounds. Quietly located, close to the beach and Marbella town centre, with views over the golf course and subtle sea views. Tip: Ask us for the drone video we have made of the house and its surroundings. It clearly shows the location in relation to the beach, the golf course and Marbella town. Property description The property is arranged over two floors. Ground floor layout Entrance hall with staircase, under-stairs storage, guest toilet, and access to the patio. Very spacious dual-aspect living room with fireplace and two sliding doors leading to the terraces. The kitchen is located in a separate room and is equipped with an induction hob with extractor hood, dishwasher, refrigerator, freezer, oven and microwave. It is a custom-designed kitchen by the Danish brand Sønderborg Køkkenet: solid wood, clean Scandinavian design, functional and durable. Outdoor space – ground floor & Orientation Garden, patio, terrace and parking area. Outside, the property features a terrace on the garden side of the living room, oriented to the southeast, and a terrace on the street side of the living room, oriented to the northwest. Additionally, there is a carport with pergola and an electric gate, offering parking space for two cars. First floor layout On the upper floor there is a landing, three spacious bedrooms and two bathrooms. Master bedroom (1) Spacious bedroom with built-in wardrobes. En-suite bathroom with walk-in shower, bathtub double vanity unit, toilet and bidet. The bathroom features underfloor heating. Sliding door to the terrace. Bedroom (2) Spacious bedroom with built-in wardrobes and sliding door to the terrace. Bedroom (3) Spacious bedroom with built-in wardrobes and a French balcony. Second bathroom Separate bathroom, accessible from the landing, with bathtub, shower, bidet, toilet and a double vanity unit. The bathroom is equipped with infrared ceiling heating. Upper terrace The large terrace on the upper floor offers views over the Río Real golf course and subtle sea views, and enjoys afternoon sun until 16:00. Heating/cooling: In addition to the fireplace in the living room, the property is equipped with air conditioning for both heating and cooling, individually controlled per floor. Flooring: All floors are finished with light beige marble (Crema Marfil marble), including the outdoor terraces on the ground floor. The terrace on the upper floor is finished with ceramic tiles with a terracotta look in a light terracotta tone. Inventory: The property is sold without furniture. Optional parking space with storage: An additional parking space with storage in block 5 (approximately 100 metres away) can be purchased optionally for €20.000. Please note: a right of first refusal applies to the apartment owners in block 5. Additional information: • Preferred completion date: 01-07-2026; earlier completion is not possible. • Double glazing throughout. • Equipped with an alarm system. • Ready to move in! Urbanisation Greenlife Village Greenlife Village is a small-scale and well-maintained urbanisation consisting of 26 townhouses, surrounded by beautifully landscaped communal gardens with mature planting. There is a pool area with a large swimming pool and a separate children's pool. In addition, there are plenty of sun loungers and parasols available, and the pool area is generally quiet. The complex, built in 1999 and completed in 2000, offers a peaceful and pleasant living environment with well-maintained communal facilities. Many of the townhouses are permanently occupied. The last time a townhouse was offered for sale and sold was about two years ago. The (Danish) seller is the first owner. Location The property is located in the quiet and green residential area of Río Real, east of Marbella, on a cul-de-sac. Río Real is a sought-after area with beautiful villas, townhouses and apartments, largely built around the golf course. The property is approximately 50 minutes from Málaga Airport and just a 10-minute drive from Marbella's old town and La Cañada shopping centre. The centre of Marbella is also easily accessible by bicycle or on foot via the promenade. Río Real beach, approximately 900 metres walking distance, connects to the well-known beach of Los Monteros. Here you can enjoy activities such as jet skiing and surfing. The exclusive beach club with restaurant and bar, Trocadero Arena, is also located here. The popular Río Real Golf & Hotel is within walking distance. This beautiful golf course even extends all the way to the beach, making this location particularly special. In addition, the area is expected to become even more attractive with the planned development of the luxury Four Seasons Resort, which is likely to give the neighbourhood a positive boost.

Setting
- Frontline Golf
- Close To Golf
- Close To Shops
- Close To Sea
- Close To Town
- Close To Schools
- Urbanisation

Orientation
- South East
- North West

Condition
- Excellent
- Good

Pool
- Communal
- Children`s Pool

Climate Control
- Air Conditioning
- Hot A/C
- Fireplace

Views
- Sea
- Mountain
- Golf
- Country
- Garden
- Pool
- Courtyard
- Street

Features
- Covered Terrace
- Fitted Wardrobes
- Private Terrace
- WiFi
- Storage Room
- Marble Flooring
- Double Glazing
- Restaurant On Site

Furniture
- Not Furnished

Kitchen
- Fully Fitted

Garden
- Communal
- Private
- Landscaped
- Easy Maintenance

Security
- Electric Blinds
- Alarm System

Parking
- Garage
- Open
- Street
- Private

Utilities
- Electricity

Category
- Golf
- Holiday Homes
- Investment
- Resale