## Sales - House - Río Real

# 2.150.000€







**Ref.-ID: R5461264** **Río Real** **House**

**IBI: 1,800 EUR / year** **Rubbish: 120 EUR / year** **4** **3** **588 m2** **910 m2**

EXCLUSIVE VILLA IN RÍO REAL – LOS MONTEROS Magnificent villa located in the prestigious residential area of Río Real – Los Monteros, one of the most exclusive areas of Marbella. Its privileged location combines the peace and privacy of a residential setting with proximity to the sea and all amenities, just 3–4 km from Marbella town centre and only a few minutes' walk from the beach and Trocadero Arena. The property features 4 bedrooms and 3 bathrooms, offering a comfortable and functional layout. The main residence is entirely arranged on a single floor, a particularly attractive feature that provides comfort and ease of movement. It also comprises three spacious living areas, a bright kitchen, a sauna and air conditioning. The interior spaces flow naturally onto spacious terraces and covered porches, leading to the outdoor areas and private swimming pool, creating the perfect setting to enjoy the Mediterranean climate and lifestyle all year round. On the lower level, the property offers additional accommodation, comprising a living room, kitchen, bedroom and bathroom. This space is designed to provide greater privacy for guests, family members or staff without compromising the comfortable layout of the main residence. The property is completed by a closed garage for two cars, motorcycle parking and storage space. A villa full of character and privacy, offering an exceptionally comfortable layout thanks to its single-level main residence and additional accommodation. An outstanding location close to the sea, golf courses and all amenities, making it ideal both as a permanent residence and as a second home in Marbella. Río Real – Los Monteros · Marbella EXCLUSIVE PROPERTY LISTED WITH OUR AGENCY

**Setting**
- ✔ Close To Golf
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Urbanisation

**Orientation**
- ✔ South East Orientation

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Garden Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Sauna
- ✔ Guest House
- ✔ Storage Room
- ✔ Utility Room

**Furniture**
- ✔ Part Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden
- ✔ Landscaped Garden
- ✔ Easy Maintenance Garden

**Security**
- ✔ Gated Complex
- ✔ Alarm System

**Parking**
- ✔ Garage
- ✔ Covered Parking
- ✔ Multiple Parking Spaces

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

**Category**
- ✔ Golf
- ✔ Luxury
- ✔ Resale