Sales - House - Marbella

1.495.000€











Ref.-ID: R5495542 **Marbella** **House**

IBI: 712 EUR / year **2** **2** **150 m2** **1000 m2**

A classic Mediterranean-style villa set within a private, sun-drenched garden in the sought-after coastal community of Rio Real, just minutes from championship golf and the beach. The property features a traditional terracotta-tiled roof and colonnaded terraces offering shaded outdoor living year-round. A curved, kidney-shaped, emerald green pool sits within a manicured lawn bordered by mature palms and hedging for total privacy. A gated driveway leads to a covered carport, with an arched entrance door and wrought-iron grilles adding authentic Andalusian character. Inside, a marble-floored, column-lined hallway connects bright, generously proportioned rooms. The main reception features a fireplace and full-height glazed doors onto the terrace, capturing partial sea views that extend out across the garden. A separate dining room overlooks the garden beneath a statement chandelier. The tastefully finished, fitted kitchen includes built-in double ovens, modern appliances and a nice-sized utility room. The primary suite offers garden and terrace access alongside an en-suite bathroom with a double marble vanity, walk-in shower and freestanding bath. A further bedroom is served by an additional well-appointed bathroom. From the terrace, glimpses of the sea complete the outdoor living space. Set within a landscaped community with green spaces, the villa enjoys easy access to the coast's golf courses, amenities and the beautiful beaches of the Costa del Sol. The property is also ideally positioned close to the charming cobbled streets of Marbella's Old Town, with its boutiques and tapas bars, and the modern La Cañada shopping centre for everyday convenience and retail therapy alike.

Setting
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Mountain Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing

Furniture
- ✔ Optional Furniture

Garden
- ✔ Private Garden

Security
- ✔ Alarm System

Parking
- ✔ Covered Parking

Category
- ✔ Luxury