

Sales - House - Río Real
925.000€

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Ref.-ID: R4360555

Río Real

House

Community: 600 EUR / year

IBI: 652 EUR / year

Rubbish: 139 EUR / year



4



3



149 m2



600 m2

Excellent opportunity to acquire a corner plot of 600m² with a charming rustic villa of 149m². The property features an entrance hall that leads to a spacious hallway and a large living-dining room with high ceilings. From here, there is access to a generous covered terrace/porch with beautiful views over the expansive garden, where a swimming pool can be built. From the living room, there is access to two guest bedrooms with built-in wardrobes and a shared bathroom located in the hallway. The entrance hallway also leads to a separate kitchen with a closed terrace/laundry area and direct access to the garden that surrounds the house. Additionally, from the hallway, you reach the spacious master bedroom, which includes a full en-suite bathroom and a walk-in closet. This bedroom also opens out to another of the terraces that wrap around the property. The property also includes a garage on the ground floor and a separate guest/staff apartment, which consists of one bedroom, a living-dining area with an open-plan kitchen, and a bathroom with shower. This apartment has direct access to the garden. Although the house is older and requires renovation, the property offers excellent investment potential, either for a full refurbishment or to build a new villa on the existing plot. Urban planning regulations allow for the construction of a ground floor plus an upper floor, and a basement is also permitted. According to the Marbella Urban Planning Regulations from 1986 (PGOU-86), the minimum plot size is 500m², with a buildability of 0.35m²/m² and a maximum occupancy of 30%. The location is unbeatable, in the well-known El Real Panorama area, just a short distance from the exclusive La Finca de Marbella residential development. This is a peaceful residential area, within walking distance of the synagogue and just 3 minutes' walk to the beach, the promenade, and the new Mediterranean Park—a 40,000m² natural area that connects directly with the seafront. The park is one of the largest beach sports complexes in Andalusia, featuring five beach volleyball courts, three beach soccer pitches, a beach handball court, yoga areas, and a large children's play zone. The property is also close to Marbella town—just a 35-minute walk along the promenade, or 5 minutes by car. It is 10 minutes from Puerto Banús and San Pedro, and 15 minutes from Estepona. The villa boasts stunning views of Marbella's iconic mountain, "La Concha."

Setting <ul style="list-style-type: none">✓ Close To Golf✓ Close To Port✓ Close To Shops✓ Close To Sea✓ Close To Town✓ Close To Schools✓ Close To Marina✓ Urbanisation	Orientation <ul style="list-style-type: none">✓ East✓ West	Condition <ul style="list-style-type: none">✓ Renovation Required	Views <ul style="list-style-type: none">✓ Mountain✓ Garden	Features <ul style="list-style-type: none">✓ Covered Terrace✓ Fitted Wardrobes✓ Near Transport✓ Private Terrace✓ Guest Apartment✓ Storage Room✓ Utility Room✓ Ensuite Bathroom✓ Marble Flooring✓ Double Glazing✓ Near Church	Furniture <ul style="list-style-type: none">✓ Not Furnished
Garden <ul style="list-style-type: none">✓ Private	Security <ul style="list-style-type: none">✓ Gated Complex✓ Entry Phone✓ Alarm System	Parking <ul style="list-style-type: none">✓ Garage✓ Private	Utilities <ul style="list-style-type: none">✓ Electricity✓ Drinkable Water	Category <ul style="list-style-type: none">✓ Holiday Homes✓ Investment✓ Reduced✓ Resale✓ Contemporary	