

**Sales - House - Río Real**  
**2.295.000€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R5179285**

**Río Real**

**House**

**IBI: 1,469 EUR / year**

**Rubbish: 139 EUR / year**



**3**



**3**



**193 m2**



**803 m2**

This luxurious modern villa is located in the residential community of Río Real "La Finca de Marbella", 15 minutes walk from the beach ("Trocadero Arena" restaurant), 5 minutes by car from the center of Marbella and 15 minutes from Puerto Banús. The 3-bedroom villa is made up of two levels, 2 bedrooms on the second floor with a large terrace with spectacular mountain-, city- and partly sea views and 1 bedroom on the ground floor. Each room is equipped with elegant furniture and a private bathroom. The ground floor offers a large living and dining area connected to the open plan kitchen. The floor-to-ceiling windows allow the interior and exterior areas to be integrated, making it especially pleasant. The villa has its own private heated pool, closed private parking for 2 cars and tropical plants throughout the garden. Underfloor heating, air conditioning, alarm system and cameras, all for the comfort of living.

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

- Features**
- ✔ Covered Terrace
  - ✔ Private Terrace
  - ✔ Utility Room
  - ✔ Double Glazing

- Utilities**
- ✔ Electricity
  - ✔ Drinkable Water

- Orientation**
- ✔ North West

- Furniture**
- ✔ Fully Furnished

- Category**
- ✔ Resale

- Condition**
- ✔ Excellent

- Kitchen**
- ✔ Fully Fitted

- Pool**
- ✔ Private
  - ✔ Heated

- Garden**
- ✔ Private
  - ✔ Landscaped

- Climate Control**
- ✔ Air Conditioning
  - ✔ U/F Heating

- Security**
- ✔ Electric Blinds
  - ✔ Alarm System
  - ✔ Safe

- Views**
- ✔ Sea
  - ✔ Mountain

- Parking**
- ✔ Covered
  - ✔ More Than One
  - ✔ Private