

**Sales - House - Marbella**  
**1.195.000€**

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**Ref.-ID: R5383798**

**Marbella**

**House**

**Community: 600 EUR / year**

**IBI: 1,100 EUR / year**

**Rubbish: 200 EUR / year**



**3**



**3**



**250 m2**



**200 m2**

Semi-Detached Villa for Sale in Rio Real, Marbella This beautiful semi-detached villa offers over 200 m<sup>2</sup> of living space and a spacious garden with private pool and outdoor kitchen set up, making it the perfect home for those seeking luxury and comfort in a prime location. Situated in the prestigious Rio Real area of Marbella, it combines modern design with ample outdoor space. Key Features:

- Over 200 m<sup>2</sup> of Living Space Generously sized rooms filled with natural light, perfect for relaxing or entertaining.
- 3 Bedrooms possible 4 Bedrooms & 2,5 Bathrooms with shower Spacious bedrooms and elegantly designed bathrooms with high-end finishes.
- Hamam/Steam Sauna & Private Cinema Room Enjoy ultimate relaxation and entertainment with a private hamam/steam sauna and cinema room.
- Smart Home Automation Control lighting, climate, security, and entertainment systems from your smartphone.
- Private Pool & Spacious Garden Large outdoor space with a private pool, perfect for enjoying the Mediterranean climate.
- Fully Equipped Gym Your own gym to stay fit and healthy at home.
- Built-in Speaker System Integrated speakers for high-quality sound throughout the villa.

Prime Location:

- 5 minutes to La Cañada Shopping Center
- Less than 10 minutes to Puente Romano
- 10 minutes to Marbella's best beaches including Casanis.

Rio Real is a highly desirable area with luxury developments, including the upcoming Four Seasons project, making it an ideal place to live or invest. Don't miss this opportunity to own a luxurious home in Marbella. Contact us today for more details or to schedule a viewing!