EK
ARBAT ESTATES

**Sales - House - Río Real**

**975.000€**

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**Ref.-ID: R5534011**

**Río Real**

**House**

**Community: 1,920 EUR / year**

**3** **4** **286 m2**

Set within an established residential community in Río Real Golf, this spacious townhouse combines peaceful surroundings, direct golf course views and generous outdoor living areas. Its proportions and sea views from the rooftop terrace provide an appealing foundation for a bespoke home, offering an unusual sense of space for a townhouse. The property comprises three bedrooms, each with an en-suite bathroom, a guest WC, a spacious living room and a separate kitchen. An entrance terrace and two large terraces on the first and second floors—the latter offering even more space—provide distinct settings for dining, relaxing and enjoying life outdoors. The street-level garage accommodates two vehicles and bicycles. The currently unused rooftop terrace offers considerable potential: a pergola, sun loungers, a dining area and an outdoor kitchen with a barbecue could transform it into one of the home’s defining features. The property is ready to live in, although it would benefit from cosmetic updating. A comprehensive renovation would make the most of its generous proportions, views and terraces, creating a high-end residence with a sense of space reminiscent of a villa. Access is via stairs; some neighbours have installed lifts, and the feasibility of a similar solution could be explored for this property. The location combines the appeal of an established residential setting with new investment in the surrounding area, including the future Oakmond Marbella, which will transform the former Incosol hotel into a hospitality, health and wellness complex. A home for buyers seeking space, views and the freedom to renovate to their own taste in Río Real.

**Setting**
- ✔ Frontline Golf
- ✔ Close To Golf

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Good Condition
- ✔ Fair Condition
- ✔ Renovation Required

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Sea Views

**Features**
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Solarium
- ✔ Storage Room
- ✔ Ensuite Bathroom

**Furniture**
- ✔ Fully Furnished

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