Продажа - Дом - Río Real

1.285.000€











Ref.-ID: R5358046 **Río Real** **Дом**

Коммунальные: 1,800 EUR / год **ИБИ: 828 EUR / год** **Мусор: 139 EUR / год** **6** **4** **327 m2** **626 m2**

Discover an exclusive Andalusian-style villa for sale in Marbella, located in the El Real Panorama area, next to La Finca de Marbella and in a zone where the new large-scale luxury Four Seasons Resort project will be developed, including a hotel, luxury villas, and more. This will significantly increase the value of the area, making it highly attractive for investors. A unique property that combines rustic charm with the potential of a high-value real estate investment on the Costa del Sol. This magnificent villa offers panoramic views of the sea and the iconic La Concha mountain, standing out for its privacy, spaciousness, and prime location. Distributed over two floors plus a solarium, it provides an exceptional living experience, whether as a primary residence, holiday home, or investment. On the main floor, the property features a large and bright living room with expansive windows framing stunning Mediterranean views, creating an elegant and welcoming atmosphere. There are several versatile spaces, including an independent lounge, an office, and additional rooms that can easily be converted into bedrooms. The kitchen is functional and well laid out, with a breakfast bar and separate pantry, complemented by a guest toilet. On this same level, there are two additional bedrooms with a shared bathroom fully adapted for people with reduced mobility, making this property ideal for multigenerational families or accessibility needs. The villa’s exterior is one of its main highlights: a spacious terrace with a wooden pergola, private swimming pool, mature gardens with fruit trees, and auxiliary areas including a storage room, laundry room, and a multipurpose space that can be used as an outdoor kitchen or additional storage. The property also offers a covered garage and private parking within the plot. There is the possibility to fully adapt access for people with reduced mobility, further increasing its functional value. The upper floor comprises four additional bedrooms, including the master suite with an en-suite bathroom, dressing room, and direct access to a spectacular terrace with open views of the sea and mountains. From here, there is access to an impressive 360º solarium, a perfect space to enjoy the Mediterranean climate all year round. The secondary bedrooms are spacious, bright, and feature built-in wardrobes and open views. Water costs are included in the community fees. Located in this prestigious residential area within a quiet and secure environment, with restricted access for residents. Its excellent location allows you to enjoy proximity to the beach (just a 3-minute walk), the promenade, and the new Mediterranean Park, one of the largest beach sports complexes in Andalusia. Additionally, the property is perfectly connected: only 5 minutes by car from Marbella town centre, 10 minutes from Puerto Banús and San Pedro de Alcántara, and 15 minutes from Estepona. A strategic location that combines tranquillity, exclusivity, and proximity to all services. A unique opportunity to acquire a villa with great potential in one of the most sought-after areas of the Costa del Sol.

Расположение
- ✔ Рядом с гольф-полем
- ✔ Рядом с портом
- ✔ Рядом с магазинами
- ✔ Рядом с морем
- ✔ Рядом с городом
- ✔ Близко к школам
- ✔ Рядом с лесом
- ✔ Рядом с портом
- ✔ Урбанизация

ОРИЕНТАЦИЯ
- ✔ на юг

Состояние
- ✔ Хорошее состояние

бассейн
- ✔ Частный бассейн

Климат-контроль
- ✔ Кондиционер
- ✔ Кондиционер холодного воздуха
- ✔ Кондиционер горячего воздуха
- ✔ Центральное отопление

ВИД
- ✔ Вид на море
- ✔ Вид на горы
- ✔ Панорамы
- ✔ Сад Просмотров
- ✔ бассейн Просмотров

Особенности
- ✔ Крытая терраса
- ✔ Встроенные шкафы
- ✔ Рядом с транспортом
- ✔ Приватная терраса
- ✔ Солярий
- ✔ Кладовка
- ✔ Подсобное помещение
- ✔ Ванная комната
- ✔ Мраморные полы
- ✔ Двойные стеклопакеты
- ✔ Возле церкви

Кухня
- ✔ Полностью оборудованная кухня

Сад
- ✔ Частный сад
- ✔ Ухоженный сад
- ✔ Простота обслуживания сад

меры безопасности
- ✔ Огражденный комплекс
- ✔ Домофон
- ✔ Сигнализация

Парковка
- ✔ гараж
- ✔ Несколько парковки
- ✔ Частная парковка

Коммунальные услуги
- ✔ Электричество
- ✔ Питьевая вода

Категория
- ✔ Гольф
- ✔ Дома для отдыха
- ✔ Инвестиции
- ✔ Перепродажа