

Продажа - Дом - Río Real  
2.700.000€

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Río Real

Дом



4



4



200 m2

LA FINCA DE MARBELLA – LUXURY LIVING WITH PANORAMIC SEA & MOUNTAIN VIEWS Experience the best of Marbella in this stunning, fully furnished family villa, offering breathtaking ocean and mountain views from one of the area’s most exclusive addresses. Located in Finca de Marbella I – the original and most prestigious phase of the development – this residence stands out for its larger plots, superior build quality, enhanced privacy, and absolute tranquillity, all of which surpass newer phases such as La Finca de Marbella II. **PROPERTY OVERVIEW** Nestled on an 871 m² plot, the villa spans nearly 200 m² across two levels, complemented by 170 m² of terraces and porches. Surrounded by beautifully landscaped gardens and a heated private pool, it sits within a peaceful, secure community with nightly patrols. Sold fully furnished with exquisite Italian designer pieces, this is a turnkey home — ready for immediate living or lucrative rental operation. **LAYOUT** The open-plan ground floor seamlessly integrates a bright living and dining area with a fully equipped modern kitchen, all opening directly onto the sunny terrace and pool. Upstairs, three elegant bedrooms enjoy private terraces with unobstructed panoramic views of the Mediterranean Sea and surrounding mountains. The master suite features a luxurious en-suite bathroom and a spacious walk-in wardrobe. **HIGHLIGHTS** • Sold fully furnished with high-end Italian furniture and décor • Heated private pool and indoor steam room • 4 bedrooms, 3 bathrooms, and a guest toilet • Tempur adjustable mattresses, marble wall finishes, designer lighting • Private high-tech gym (treadmill & bike) on the terrace • Large BBQ area and outdoor dining space for entertaining • Two covered parking spaces + ample off-street parking • Peaceful, secure, family-friendly environment with 24/7 patrol • License in progress allowing the addition of two extra rooms on an existing terrace – excellent expansion potential • Impeccable condition – rarely rented and meticulously maintained • Solar-powered roof with photovoltaic panels and energy storage system – drastically reducing utility costs • Tourist licence granted with top guest satisfaction ratings • Large flat-screen TV in the main living area • Air-conditioned wooden playhouse for children or storage **PRIME LOCATION** • 3 minutes to the beach • 2 minutes to the nearest golf course • 8 minutes to La Cañada Shopping Centre • 12 minutes to Puerto Banús • 30 minutes to Málaga Airport • Quick access to the A-7 motorway, connecting directly to Málaga city and the rest of Spain Enjoy total privacy while being just moments away from Marbella’s golden beaches, fine dining, and international schools. **INVESTMENT POTENTIAL** Beyond its lifestyle appeal, Dream Villa Marbella offers exceptional rental income and long-term value: • €1,500 per night in high season (short-term rentals) • €14,000 per month for long-term stays Its turnkey condition, premium furnishings, and coveted location in Finca de Marbella I make it one of the most desirable and profitable properties in Marbella’s luxury market. **WHY THIS VILLA STANDS OUT** Unlike newer developments, this villa in Finca de Marbella I offers: • Larger grounds • Superior construction quality • Ideal south orientation • Uninterrupted sea and mountain views A rare combination that places it among Marbella’s most exclusive and enduring homes. **LIFESTYLE** Wake up to the sound of birds and panoramic views, spend the day by your heated pool, and enjoy evenings dining under the stars overlooking the Mediterranean horizon. Whether as a family residence, a holiday retreat, or a high-return investment, this villa delivers the essence of Marbella luxury living.

#### Расположение

- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Урбанизация

#### ОРИЕНТАЦИЯ

- ✓ Юг

#### Состояние

- ✓ Отличное
- ✓ Хорошее

#### бассейн

- ✓ Приватный
- ✓ С подогревом

#### Климат-контроль

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха

#### ВИД

- ✓ Море
- ✓ Горы
- ✓ Панорамный

#### Особенности

- ✓ Крытая терраса
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Тренажерный зал
- ✓ Барбекю
- ✓ Оптическое волокно

#### Мебель

- ✓ Полностью меблированный

#### Кухня

- ✓ Полностью оборудованная

#### Сад

- ✓ Приватный

#### Парковка

- ✓ Гараж
- ✓ С навесом
- ✓ Приватная

#### Коммунальные услуги

- ✓ Электричество

#### Категория

- ✓ Гольф
- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Элитная
- ✓ Перепродажа