

# Detached Villa in Río Real

Price **€ 1,600,000**

Bedrooms	3
Bathrooms	2
Build Size	233 m <sup>2</sup>
Terrace	70 m <sup>2</sup>
Plot Size	1353 m <sup>2</sup>

## SETTING

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Good

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Fireplace

## VIEWS

- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Courtyard

## FEATURES

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Gym
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Fiber Optic

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private

## SECURITY

- ✓ Gated Complex

## PARKING

✓ Garage

✓ Covered

✓ More Than One

✓ Private

## CATEGORY

✓ Luxury

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Exclusive Independent Villa with Private Pool & 1,050 m<sup>2</sup> Plot – Río Real, Marbella

Discover this elegant independent two-storey villa in the prestigious gated community, one of Marbella's most exclusive and peaceful residential areas.

Set on a generous 1,050 m<sup>2</sup> plot with south orientation, the property enjoys exceptional natural light and offers the perfect balance of indoor comfort and outdoor living.

### Key Features

233 m<sup>2</sup> built | 200 m<sup>2</sup> useful

3 double bedrooms | 2 bathrooms

Spacious living-dining room with large windows opening onto the porch and garden

Independent fully equipped kitchen with access to a second porch

Covered porch + 70 m<sup>2</sup> terrace area

Private 11 m × 3 m swimming pool

Landscaped garden

Covered garage for 2 cars

Independent 44 m<sup>2</sup> building (36 m<sup>2</sup> useful) – ideal for gym, office or guest apartment

Fitted wardrobes

South orientation

### Community & Location

Gated and fully fenced community with maximum privacy

Just 5 minutes' drive or 15 minutes' walk to the beach

Close to supermarkets, restaurants, international schools and all services

Excellent potential for personalised refurbishment (indicative renovation images available)

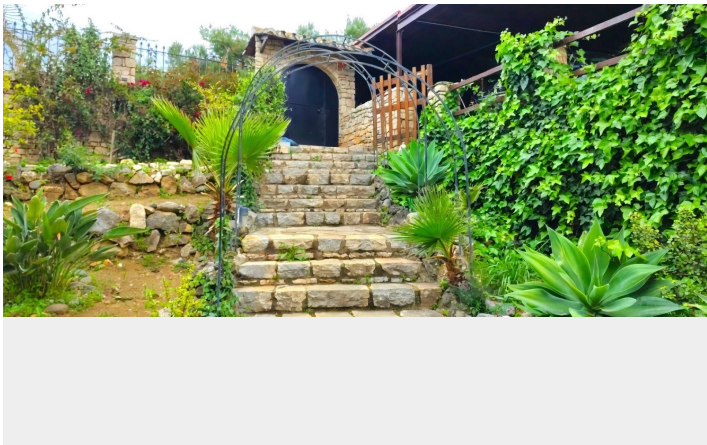
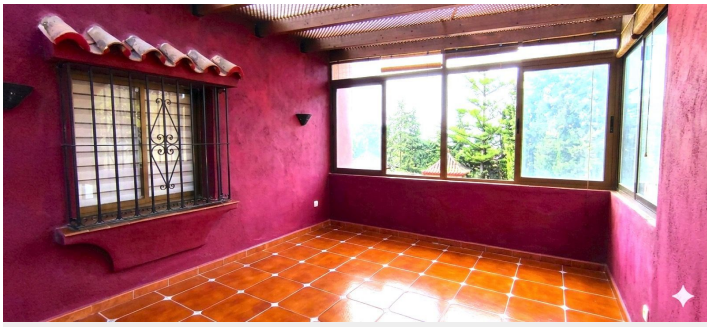
A unique opportunity to own a private villa with pool on a large plot in a prime Marbella location – perfect as a family home or investment.

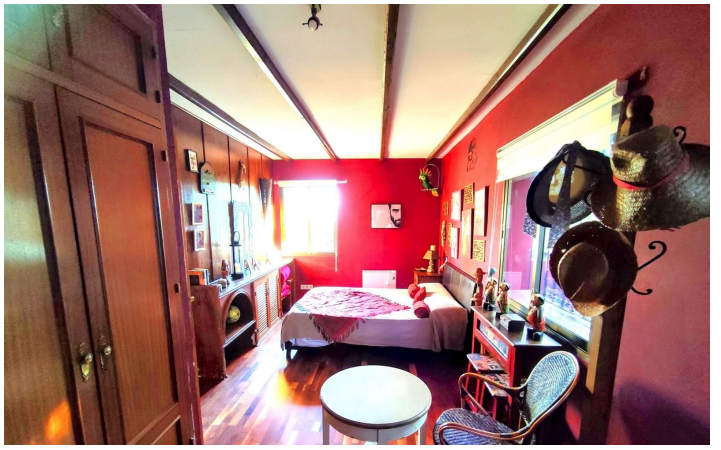
Viewing highly recommended – contact us today to arrange a private viewing!

[View Property Online](#)

# GALLERY







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