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## HOUSE 3 BEDROOMS 3 BATHROOMS IN RÍO REAL

📍 Río Real

REF# V4342078 **1.595.000 €**

BEDS

3

BATHS

3

BUILT

440 m<sup>2</sup>

PLOT

840 m<sup>2</sup>

This is a magnificent, beautifully designed, and well-maintained detached villa situated in the Rio Real area of Marbella. Located in the peaceful Lomas del Pozuelo urbanization, it is close to elegant beach clubs and one of the best golf courses on the Costa del Sol. The villa is just a five-minute drive from both the city and the beach, and only 35 minutes away from the airport.

Perched in an elevated position within the neighborhood, the villa boasts a stunning landscaped garden at the front and a driveway for convenient parking. It was constructed with a focus on green energy, incorporating solar panels and a storage battery installation, making it highly energy efficient.



The villa spans across three levels. The ground floor features a spacious living area, a dining room, and an open-plan kitchen. The living room impresses with a full wall of windows that open onto a large terrace with a barbecue area. Another delightful feature is the central fireplace, which adds a warm glow to both the living and dining areas.

On the first floor, you'll find the master suite, complete with a generously sized walk-in dressing room and an en-suite bathroom. The suite also opens onto a terrace that offers panoramic views of the sea and La Concha. Additionally, there are two guest bedrooms on this level, which share a family bathroom.

The highlight of the large swimming pool is the special pool tiles from a renowned Spanish company called Serena Mix. These tiles not only enhance the pool but also lend an exclusive look to the entire garden, befitting a villa in this price range. The swimming pool area also includes a shower.

The German kitchen is equipped with high-quality appliances, including a Smeg oven, a Smeg American fridge/freezer, and a Siemens dishwasher that can be controlled through an app. The kitchen features a black granite countertop with a natural stone finish and an additional bar area for two bar chairs. All Smeg appliances are black, harmonizing with the black counter and white kitchen. The integration of LED lighting strip with a controller above the countertop provides ambient lighting.

The basement, with a total area of 100m<sup>2</sup>, houses a laundry area and a technical room. This space could be further developed into a games room, a home cinema, or an additional bedroom if desired.

Overall, this villa offers excellent value in a desirable location. It combines a traditional layout with superb energy efficiency and convenient access to amenities. We believe it is an outstanding property that has been meticulously presented.

Rio Real is a charming residential community built around the Rio Real Golf Course. It is situated on the outskirts of Marbella, just a few minutes' drive from the city center and a 30-minute drive from Malaga International Airport.







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