

# Detached Villa in Marbella

Price **€ 8,000,000**

Bedrooms	5
Bathrooms	6
Build Size	485 m²
Plot Size	970 m²

## SETTING

- ✓ Close To Golf
- ✓ Close To Town
- ✓ Close To Schools

## CONDITION

- ✓ Excellent

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Pre Installed A/C
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ Fireplace

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Gym
- ✓ Guest House
- ✓ Ensuite Bathroom
- ✓ Jacuzzi
- ✓ Domotics
- ✓ Fiber Optic
- ✓ Fitted Wardrobes
- ✓ Solarium
- ✓ Sauna
- ✓ Storage Room
- ✓ Wood Flooring
- ✓ Barbeque
- ✓ Staff Accommodation
- ✓ Near Transport
- ✓ WiFi
- ✓ Games Room
- ✓ Utility Room
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Basement

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private
- ✓ Landscaped

## SECURITY

- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System
- ✓ Safe

## PARKING

- ✓ Garage
- ✓ More Than One
- ✓ Private

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

## CATEGORY

- ✓ Golf
- ✓ Investment
- ✓ Luxury
- ✓ Resale
- ✓ Contemporary

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Located in the exclusive area of Rio Real Golf, this magnificent villa perfectly combines elegance, privacy, and modern living in one of Marbella's most prestigious residential settings. Set within a fully gated community with 24-hour security, it guarantees peace of mind and complete privacy for its residents. Surrounded by nature and with no neighbouring properties, the home offers an exceptional sense of space and tranquillity.

The villa spans 485 m<sup>2</sup> and features five spacious bedrooms, six bathrooms, and an additional guest toilet. The interiors are fully furnished and tastefully designed, including a large living room, a separate dining area, and a fully equipped modern kitchen. Floor-to-ceiling windows fill the house with natural light and frame beautiful views of the golf course and Mediterranean landscape.

The outdoor areas are designed for relaxation and entertainment, featuring a private swimming pool, landscaped gardens, spacious terraces, a covered porch, and a BBQ area — perfect for enjoying the Andalusian sunshine.

Additional features include a cinema room, games room, gym, wine cellar, and a centralised sound system throughout the villa, offering a premium level of comfort and entertainment. The property also benefits from air conditioning, central heating, an alarm system, surveillance cameras, and secure access.

Recently renovated to the highest standards, the villa is presented in immaculate condition. Its prime location, just minutes from Rio Real Golf & Country Club and close to Marbella's best beaches, international schools, restaurants, and shops, makes it one of the most exclusive long-term rental opportunities in Marbella East.

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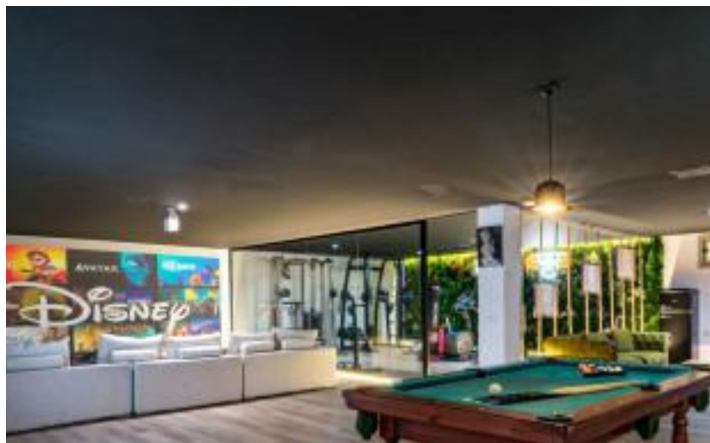
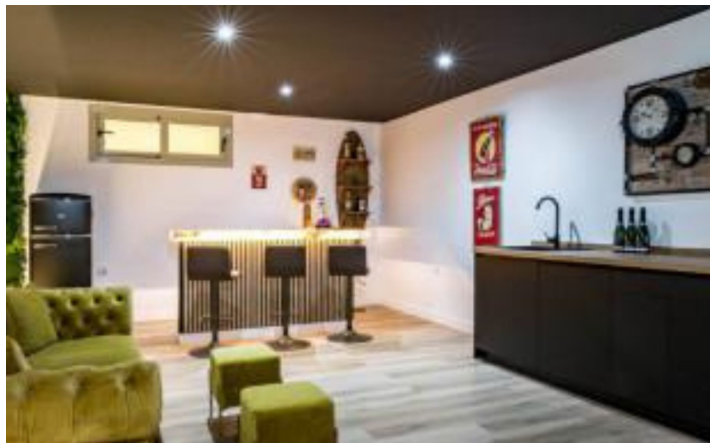
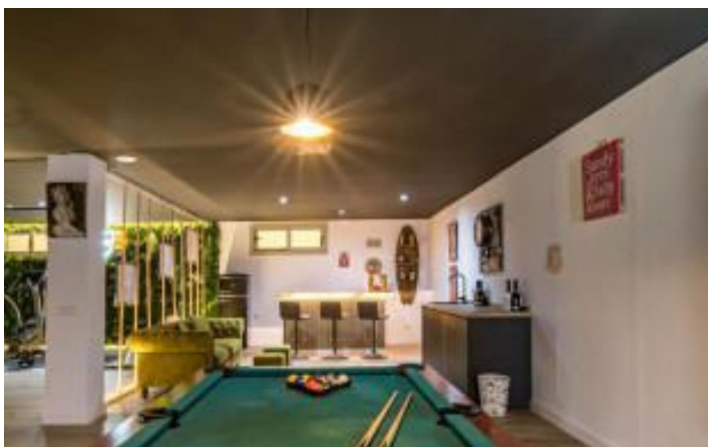


GALLERY









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