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## DOM 3 BEDROOMS 3.5 BATHROOMS IN RÍO REAL

📍 Río Real

REF# V4746754 **1.998.000 €**

BEDS	BATHS	BUILT	PLOT	TERRACE
3	3.5	195 m <sup>2</sup>	803 m <sup>2</sup>	175 m <sup>2</sup>

This immaculate and luxurious modern villa is located in the residential community of Río Real "La Finca de Marbella", 15 minutes walk from the beach ("Trocadero Arena" restaurant), 5 minutes by car from the center of Marbella and 15 minutes from Puerto Banús.

The 3-bedroom villa is made up of two levels, 2 bedrooms on the second floor with a large terrace with spectacular mountain-, city and partial sea views and 1 bedroom on the ground floor. Each room is equipped with elegant furniture and a private bathroom. The ground floor has an open-plan kitchen, the floor-to-ceiling windows that slide into the walls allow the interior and exterior areas to be integrated, making it especially pleasant.

The villa has its own private pool with heat pump (8000€) and outdoor shower, covered private parking for 2 cars and tropical plants throughout the garden.

On the upper terrace there is a Jacuzzi (22000€) . Underfloor heating throughout, air conditioning, alarm



system and cameras, all for the comfort of living.

Furthermore, this contemporary house is equipped with electrical blinds in the living room, electrical blackout blinds in all bedrooms, in sink aerator, big safe, alarm system with cameras around the house, safety locks on windows and doors, cabinets in all the bathrooms, roof and glass windows in laundry area, sail over the parking place, descaling and filter for drinking water, extended terrace for barbecue, garden lights throughout the garden, almost all lights in the house can be controlled with an app with the mobile phone (Plejd) big TV with soundbar and sub-woofer, "sun protection film on all windows in small bedroom upstairs!

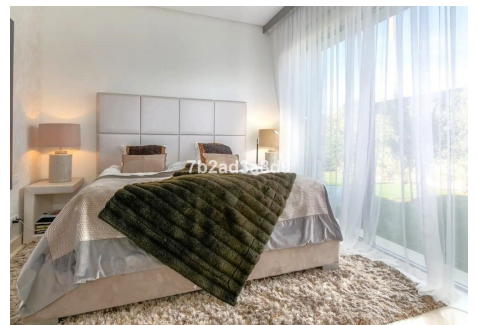
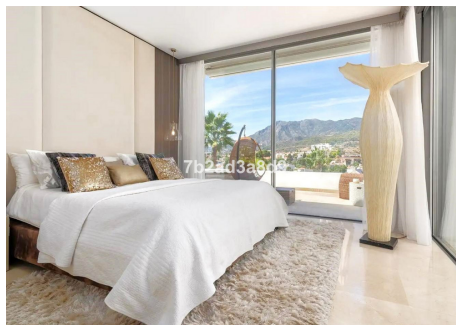
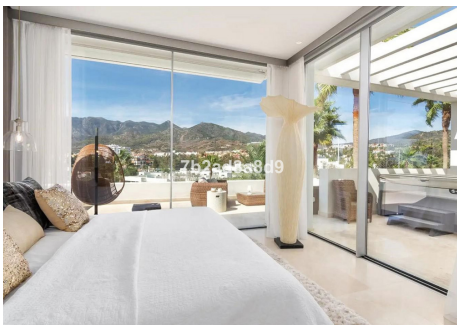
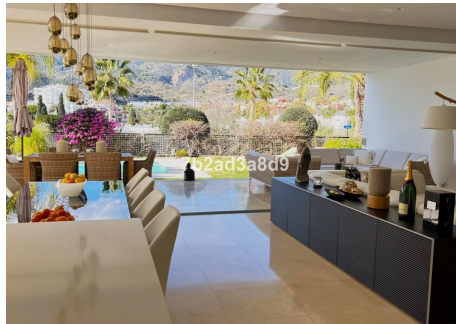
It is a well maintained community and is patrolled at night by two guards from 10pm to 6am, 365 days a year!

Living area 195m<sup>2</sup>

Terraces and patios 175 m<sup>2</sup>

Plot 803 m<sup>2</sup>

pool 32 m<sup>2</sup>.





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