



## Detached Villa for sale in Río Real, Marbella

925,000 €

Reference: R4360555 Bedrooms: 4 Bathrooms: 3 Plot Size: 600m<sup>2</sup> Build Size: 149m<sup>2</sup> Terrace: 36m<sup>2</sup>





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## Costa del Sol, Río Real

Excellent opportunity to acquire a 600m<sup>2</sup> corner plot with a charming rustic villa of 149m<sup>2</sup>. The property features an entrance hall that leads to a spacious hallway and a generous living-dining room with High ceilings and direct access to a large covered porch/terrace offering beautiful views of the extensive garden, where a swimming pool can be built. From the living room, you can access two guest bedrooms with built-in closets and a shared bathroom in the hallway. Through the entrance hallway, you reach an independent kitchen with a closed terrace/laundry area and direct access to the garden surrounding the house. The hallway also provides access to the ample master bedroom, which boasts a full ensuite bathroom and a walk-in closet. From this bedroom, there is access to another terrace that surrounds the property.

Additionally, the property includes a ground floor garage and an independent apartment, ideal for guests or service personnel, featuring 1 bedroom, a living-dining room with an open kitchen, and a bathroom with a shower. This apartment has direct access to the garden.

While the house is old and in need of renovations, this property presents a compelling opportunity for an investor, whether to undertake a complete renovation or to build a new villa on the existing plot. The urban characteristics allow for the construction of a ground floor plus one additional floor, and even a basement is permitted. In accordance with the regulations of the 1986 Marbella General Urban Planning Plan (PGOU-86), the minimum required plot size is 500m<sup>2</sup>, with a building capacity of 0.35m/m<sup>2</sup> and a maximum occupancy of 30%.

The property enjoys an excellent location in the renowned area of El Real Panorama, within walking distance of the exclusive La Finca de Marbella urbanization. It is a very peaceful residential area, just a 3-minute walk from the beach, the promenade, and the new Mediterranean Park. The latter is an important ongoing project expected to be completed later this year. The park will encompass 40,000m<sup>2</sup> of natural space, connecting with the promenade. Moreover, it will be one of the largest beach sports facilities in Andalusia, featuring five beach volleyball courts, three beach soccer fields, one beach handball court, yoga areas, and a large children's zone.

The property is also within close proximity to Marbella, a 35-minute walk along the promenade, and a 5-minute drive to Marbella, 10 minutes to Puerto Banús and San Pedro, and 15 minutes to Estepona.

The house has beautiful views of the iconic mountain of Marbella, "la Concha".





## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Near Church  
Guest Apartment

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Garden

Private

### Utilities

Electricity  
Drinkable Water

### Orientation

East  
West

### Condition

Renovation Required

### Security

Gated Complex  
Alarm System  
Entry Phone

### Category

Reduced  
Holiday Homes  
Investment  
Resale  
Contemporary

### Views

Mountain  
Garden

### Furniture

Not Furnished

### Parking

Garage  
Private