



## Detached Villa for sale in Río Real, Marbella

1,600,000 €

Reference: R5340649 Bedrooms: 3 Bathrooms: 2 Plot Size: 1,050m<sup>2</sup> Build Size: 233m<sup>2</sup> Terrace: 70m<sup>2</sup>





## Costa del Sol, Río Real

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!



## Features:

### Features

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

### Views

Panoramic  
 Country  
 Garden  
 Courtyard

### Pool

Private

### Garden

Private

### Category

Luxury

### Orientation

South

### Setting

Close To Golf  
 Urbanisation  
 Close To Shops  
 Close To Town  
 Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex

### Climate Control

Fireplace

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Garage  
 Private  
 More Than One  
 Covered