



Detached Villa for sale in Río Real, Marbella

1,740,000 €

Reference: R5005885 Bedrooms: 6 Plot Size: 1,350m² Build Size: 420m² Terrace: 50m²





Costa del Sol, Río Real

This beautifully renovated Andalusian villa, originally built in 1968 and fully updated in 2020, combines classic elegance with contemporary comfort. Situated just 5 minutes walking distance from the beach and 10 minutes by car from Marbella's center, it enjoys charming views of the Mediterranean Sea and La Concha mountain.

Set on a spacious 1350 m² plot, the villa features 4 bedrooms (+2 separate studios with kitchens and bathrooms) and 3 bathrooms. From the moment you enter the house, a vast space opens up, used as a living room with views of the garden and the sea— a bright area with a fireplace, connected to the semi-open kitchen. On rainy winter days or late autumn, by the fireplace, the villa is equipped with air conditioning in every room and underfloor heating with a water system throughout the house.

The pool seems to be nestled in the heart of a tropical forest, surrounded by trees and plants typical of the Costa del Sol region. The vastness of the garden and the chirping of the birds make you feel like you're truly in paradise.

Eco-conscious, the villa is equipped with 30 solar panels, reducing electricity consumption, and a deep well providing significant water savings. The property also includes a private garage for up to 4 cars and ample storage space.

For those looking for an income-generating opportunity, the lower level contains two one-bedroom guest studios, which currently generate over €55,000 annually through platforms like Airbnb and Booking.com. The villa has an accepted Tourist License, in line with the new Holiday Rental Law effective from April 3rd, as confirmed in the latest Nota Simple.

The large plot provides the possibility to build another floor or construct one more one-story villa, offering fantastic potential for expansion.

Whether you're searching for a luxurious family home or a prime investment property, this villa offers exceptional value and flexibility. Call me today, and I will open the doors for you to see its potential!



Features:

Features

Near Transport
Private Terrace
Storage Room
Ensuite Bathroom
Marble Flooring
Double Glazing
Fitted Wardrobes
Solarium
Utility Room
Barbeque
Basement
Guest Apartment

Views

Sea
Mountain
Panoramic
Garden
Pool
Pool
Heated
Private
Garden
Private

Utilities

Solar water heating

Orientation

South

Setting

Close To Port
Close To Sea
Close To Shops
Close To Town
Close To Schools

Furniture

Fully Furnished

Security

Alarm System

Category

Luxury

Climate Control

Air Conditioning
Fireplace
U/F Heating

Condition

Excellent
Recently Renovated

Kitchen

Partially Fitted

Parking

More Than One
Covered