

## Detached Villa for sale in Río Real, Marbella

3,158,000 €

Reference: R4227610 Bedrooms: 4 Plot Size: 1,418m<sup>2</sup> Build Size: 492m<sup>2</sup> Terrace: 143m<sup>2</sup>



## Costa del Sol, Río Real

Elegant classic style villa set in a fully gated complex of only six villas in the beautiful area of Rio Real.

This immaculate property is surrounded by a magnificent garden with heated swimming pool accessed from the lower level of the villa, and the main entrance enjoys a lovely fountain surrounded by various plants.

Accommodation comprises on entrance level: a spacious hall with guest toilet; a large bright living room with high ceiling, fireplace and access to covered porch and garden; separate dining room; a fully fitted and equipped Italian kitchen with breakfast area, a small balcony and access to west-facing terrace with fantastic golf views.

Upstairs: master bedroom suite with fireplace, kitchenette, walk-in wardrobe and access to a large south-facing terrace with wonderful views to the surrounding nature, golf and some sea; a further bedroom with en-suite bathroom and 2 balconies, currently used as a study.

Lower garden level: another spacious living room with fireplace and access to garden and swimming pool area; a spacious, fully fitted and equipped second kitchen; laundry room with English patio window, could be converted into a gym or a home cinema room; 2 spacious bedrooms with en-suite bathrooms, both with access to garden and pool area; machine room with independent access under the covered carport with WC, sink and water deposit. The villa has under-floor heating, wooden (iroco) windows throughout, Aerothermy system, solar pannels.

A wonderful family home either for holidays or year-round living in a very tranquil and secure environment



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Fiber Optic

### Views

Sea  
Garden  
Pool  
Golf

### Pool

Heated  
Private

### Parking

Covered

### Orientation

South

### Setting

Close To Golf  
Urbanisation

### Garden

Private  
Landscaped

### Category

Resale  
Golf

### Climate Control

Air Conditioning  
Fireplace  
U/F Heating

### Condition

Excellent

### Security

Gated Complex  
24 Hour Security  
Safe