



**Property type :** Detached Villa

**Location :** Río Real

**Bedrooms :** 6

**Bathrooms :** 5

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** South

**Views :** Sea views

**Parking :** Open private parking

**House area :** 248 m<sup>2</sup>

**Plot area :** 1350 m<sup>2</sup>

- ✓ Close to golf
- ✓ Utility room
- ✓ Airconditioning
- ✓ Fitted wardrobes
- ✓ Terrace
- ✓ Storage room
- ✓ White goods

This beautiful Andalusian villa in Marbella offers a truly luxurious living experience, with a range of exceptional features and a prime location just 100 meters from the beach. As an exclusive offer from the owner, this property guarantees a direct and hassle-free transaction, without the involvement of any agencies. To ensure a smooth communication process, interested buyers are kindly requested to contact the owner only through WhatsApp.

Boasting a breathtaking panoramic view of the sea and mountains, this villa provides an idyllic setting for enjoying the beauty of Marbella. Recently renovated in 2020, the villa showcases modern upgrades such as water heated floors and new windows, ensuring optimal comfort and energy efficiency. The highlight of this property is undoubtedly the large pool, which not only offers a refreshing oasis but also features heated water for year-round enjoyment.

Additionally, the villa is equipped with 10 kW solar panels, promoting sustainable living and reducing energy costs. Surrounding the villa is a meticulously maintained garden, adorned with majestic 50-year-old trees that add a touch of elegance and tranquility to the outdoor space. Importantly, this property is fully legal and holds a first occupancy license, providing peace of mind to potential buyers. Situated in one of the most sought-after urbanizations in Marbella, this villa presents an exceptional opportunity to own a luxurious retreat in this prime location.



