



**Property type :** Detached Villa

**Location :** Río Real

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Orientation :** North-west

**Views :** Sea views

**House area :** 193 m<sup>2</sup>

**Plot area :** 803 m<sup>2</sup>

- ✓ Heated pool
- ✓ Alarm system
- ✓ Terrace
- ✓ Airconditioning

- ✓ Close to golf
- ✓ Central heating
- ✓ White goods

- ✓ Close to sea
- ✓ Utility room
- ✓ Furnished

This luxurious modern villa is located in the residential community of Río Real "La Finca de Marbella", 15 minutes walk from the beach ("Trocadero Arena" restaurant), 5 minutes by car from the center of Marbella and 15 minutes from Puerto Banús. The 3-bedroom villa is made up of two levels, 2 bedrooms on the second floor with a large terrace with spectacular mountain-, city- and partly sea views and 1 bedroom on the ground floor. Each room is equipped with elegant furniture and a private bathroom. The ground floor offers a large living and dining area connected to the open plan kitchen. The floor-to-ceiling windows allow the interior and exterior areas to be integrated, making it especially pleasant. The villa has its own private heated pool, closed private parking for 2 cars and tropical plants throughout the garden. Underfloor heating, air conditioning, alarm system and cameras, all for the comfort of living.



