



**Property type :** Detached Villa

**Location :** Marbella

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Private

**Orientation :** South

**Views :** Sea views

**Parking :** Open private parking

**House area :** 230 m<sup>2</sup>

**Plot area :** 770 m<sup>2</sup>

✓ close to shops

✓ Terrace

✓ Close to sea

✓ Fitted wardrobes



### Detached villa in El Real Panorama, Marbella

Renovated detached villa just a few meters from the beach and a five-minute drive from the city center. Located in Marbella East, it is in a quiet residential area, inhabited all year round and very well connected.

The property has a built area of 230 m<sup>2</sup> and a plot of 770 m<sup>2</sup> with a private garden and swimming pool. It is distributed over two floors and has a living room, dining room, kitchen, 4 bedrooms, 3 bathrooms, guest toilet, porch, terrace, and patio. Very sunny, south-facing. It also has parking within the property.

#### Layout:

Main floor: entrance hall, living room, separate dining room, three bedrooms, two of them with bathrooms, guest toilet, patio, and south-facing porch with sea views.

Ground floor: garage, bedroom with bathroom, and access to the porch, garden, and pool.

It is a very pleasant house due to its location, layout and beautiful garden with swimming pool and barbecue. Electricity is supplied by solar panels. This property is located in a privileged location, just a few minutes' walk from both the beach and the city center, which can be reached by enjoying a stroll along the wonderful "Senda del Litoral," a wide wooden walkway that runs along the entire coast of Marbella. In addition, there are prestigious schools and a large shopping center, La Cañada, nearby, where you can find a wide variety of services, shops, and restaurants.

Real Panorama borders the exclusive and quiet area of Río Real, with golf courses such as the Río Real Golf Course and Santa Clara Golf. It is also close to the famous Trocadero Arena restaurant.

Opposite the property is the "Parque del Mediterraneo," a green lung on a 40,000 m<sup>2</sup> plot on Pinillo Beach. This park has numerous areas for outdoor sports, volleyball and beach soccer courts, children's areas, walking trails, and spaces for practicing yoga, as well as an outdoor auditorium and 250 parking spaces.

It is an area undergoing significant urban development, with established and luxurious residential complexes such as La Finca de Marbella, The List, Soul, and Santa Clara. With a project such as the luxurious and prestigious "Four Seasons." Factors that will increase the value of the property in the coming years.

The location of this property is also very convenient for those who travel frequently, as it is half an hour from Malaga airport.

