info@eternityhomespain.com
+34 651 484 210

RÍO REAL

bedrooms	bathrooms	built m²	terrace m²
4	4	175	115

TERRACED TOWNHOUSE IN RÍO REAL

Stunning development of 24 townhouses, is located in the exclusive residential area in Río Real and right next to one of the best golf courses, the exclusive Rio Real Golf and Hotel and all its facilities, close to the beach, the sea and the lovely center of Marbella .The complex is located just behind the future Four Seasons Hotel and within a very short drive to the town of Marbella and only 30 mins to Malaga airport. The complex has beautiful landscaped gardens, 2 large communal swimming pools and a smaller children´s pool for owners to enjoy. The best unit in all community, it is a corner townhouse with an additional windows on the site that make this property more bright and spacious. This is the only property with a private garden on the same level as the terrace and it is maintained by the community. This south facing spacious home has high ceilings (height : 3 meters) and features floor to ceiling windows, making the house bathed in light. There is underfloor heating and air conditioning throughout the house, with individual control per room. In the bathrooms there is electric underfloor heating, with the heating in the bathrooms also individually adjustable. The lighting includes dimmable recessed spotlights (LED) and indirect LED lighting. Also because of the heat pump, ventilation system and solar water heater, this is an energy-efficient home. There is an alarm system, which can be remotely controlled. WiFi throughout the house. This house is fully finished and furnished to perfection with quality materials. The same curtains were used in each room, creating a harmonious whole. Laundry room with washing machine and dryer The property is distributed over 4 floors and comprises on the main floor a bright and spacious living room, open plan modern kitchen with top of the line appliances, a separate utility room and a southwest facing terrace overlooking a park with olive trees, which gives tranquility and privacy. The master suite is located on the first floor and includes built-in wardrobes, an en-suite bathroom and its private terrace. Further there are 2 guest bedrooms with built in wardrobes, which overlook the gardens, and 1 bathroom. All bathrooms have custom made cabinets under the sink. The townhouse also benefits from a large, rooftop terrace complete with a heated plunge pool, big sitting and dining areas and enjoys a beautiful sea view towards the bay of Marbella and Gibraltar. From the pool area, one can enjoy a beautiful sunset every evening. The fourth bedroom with very high ceiling and en-suite bathroom is located on the lower level and makes for a great separate guest/teenage/staff room as it has its own separate entrance from the garage. Additionally there are 2 private parking spaces in the underground garage and there is room to make a storage area. This townhouse has been meticulously furnished by the current owner and must be seen to be truly appreciated. There are 3 communal swimming pools, one of them is heated.

community	garbage	ibi	price
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