RÍO REAL

sypialnie	■azienki	zbudowany m²	taras m²	fabu■a m²
3	3	195	175	803

VILLA W RÍO REAL

This elegant modern villa is located in the prestigious residential community of Río Real, La Finca de Marbella — just a 15-minute walk from the beach and the renowned Trocadero Arena restaurant, 5 minutes by car from Marbella's center, and 15 minutes from Puerto Banús. The property offers three spacious bedrooms distributed over two levels. The upper floor features two bedrooms, each with en-suite bathrooms and access to a large terrace with spectacular mountain, city, and partial sea views. The third bedroom is located on the ground floor, also with its own private bathroom. The open-plan ground level includes a modern kitchenette and expansive floor-to-ceiling windows, seamlessly connecting the interior with the outdoor living areas — creating a bright and inviting atmosphere throughout. Outside, the villa boasts a private swimming pool with a heat pump and outdoor shower, surrounded by lush tropical landscaping. Additional features include underfloor heating, air conditioning, an advanced alarm and camera system, and a private closed garage for two cars. Living area: 195 m² Terraces and patios: 175 m² Plot: 803 m² Pool: 32 m²

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