



## VILLA MIT 4 SCHLAFZIMMER

📍 Río Real

**REF# R4868926 – 2.475.000€**

Müll

180 €/JAHR

Wohngeld

4080 €/JAHR



4

Schlafzimmer



3.5

Bäder



198 m<sup>2</sup>

Built



631 m<sup>2</sup>

Bauland



136 m<sup>2</sup>

Terrace

WELCOME TO THE MOST BREATHTAKING VILLA IN RIO REAL

Nestled in one of Marbella's most exclusive areas, this villa truly redefines easy living. The area with its contemporary architecture and thoughtful design, this residence offers an extraordinary lifestyle experience.

Upon entering, you'll be captivated by an open-concept Gunni & Trentino kitchen on the main floor - a space that seamlessly merges contemporary aesthetics with functionality. Ideal for hosting family or friends, it's designed for ease and enjoyment, complemented by a convenient powder room on this level.

This exceptional villa includes four spacious bedrooms, each outfitted with custom wardrobes. The primary suite on the main floor serves as a serene oasis with a private ensuite bathroom, while the upper level offers another master bedroom, also with an ensuite, plus two additional bedrooms that share a refined family bathroom. All upper bedrooms open to a sweeping terrace, delivering spectacular panoramic views and creating a perfect setting to relax under the open sky.

Outside, the ground floor leads to a generous covered terrace through expansive sliding doors that harmonize indoor and outdoor spaces. A sparkling pool, surrounded by a beautifully landscaped garden, enhances the atmosphere, inviting relaxation and rejuvenation amidst the soothing sounds of nature. This is the perfect place for late al fresco dining and late evenings. You wake up to birdsong and the gentle sound of water flowing in the pool, with no traffic noise to disturb the peace.

Located just minutes from Marbella's vibrant center and its scenic beaches, the villa offers easy access to the renowned Trocadero Beach. Here, a new walking and cycling path connects directly to Marbella town, Puerto Banus and San Pedro, allowing for leisure strolls or exercise. The villa is ideally positioned near three prestigious golf courses; Rio Real, Santa Clara, and Marbella GCC. Offering both serenity and easy access to local amenities including shops, dining, healthcare, fitness centers, padel and tennis courts, all within a quick 5-10 minute drive.

The villa comes fully furnished with premium furniture from Bolia and Jensen Beds, Siemens kitchen,- and laundry appliances, including a high-end water tap from Quooker featuring an instant boiling water function. A solar panel installation currently provides cost-effective energy, with the option to expand to a full-scale solar system for €10-12.000, potentially covering most of the home's energy needs.

Ensuring peace of mind, the property is secured by a comprehensive three-way alarm system featuring four video cameras, shell protection, and motion sensors in the garden. A gated entrance provides privacy and protection, with additional security patrol service in the evenings.

This is a rare opportunity to own a villa that seamlessly blends luxurious sea and mountain views with unmatched convenience.

If you would like more information, please don't hesitate to reach out - we'd love to assist you!













