

**Sales - House - Río Real**  
**1.195.000€**



**Ref.-ID: MIBGR4287808**

**Río Real**

**House**

**Community: 5,916 EUR / year IBI: 1,400 EUR / year**

**Rubbish: 180 EUR / year**



**4**



**3.5**



**212 m2**



**43 m2**

FINALLY WE HAVE ANOTHER TOWNHOUSE IN LAS ENCINAS - RIO REAL FOR SALE! Looking for the ultimate luxury townhouse on the Costa del Sol? Look no further! We are thrilled to present an exclusive new listing that will take your breath away. Completed in late 2020, this stunning four-bedroom, 3.5-bathroom townhouse in the prestigious Las Encinas development in Rio Real is now available for sale. With spectacular sea views, top-of-the-line finishes, and a perfect location between Elviria and Marbella city, this property is the ultimate in luxury living. From the moment you step inside, you'll fall in love with this property's elegant design and unparalleled attention to detail. Located in a gated community and featuring incredible South-West facing views of Gibraltar and the coast of Africa, this property offers the perfect blend of privacy and tranquility. Imagine spending long summer days and evenings with family and friends enjoying al fresco dining or lounging in the chill-out area on the upper floor with your own private plunge pool. With three terraces offering breathtaking views, you'll feel like you're in your own personal oasis. And the location couldn't be better! Close to excellent golf courses, endless beaches, and all the amenities you could ever need, this property offers the perfect balance of convenience and relaxation. You'll be just minutes away from Marbella's best beaches and top-rated restaurants, as well as world-class golf courses like Río Real, Santa Clara, and Marbella GCC. Inside, this townhouse offers plenty of space and privacy for a large family. The basement features one bedroom, one bathroom, and direct access to underground parking for two cars. The ground floor boasts an open-plan Italian kitchen from Snaidero with Siemens appliances, a utility room with washing machine and dryer, a spacious living room with dining area, and floor-to-ceiling sliding doors that lead to the terrace and private garden. Upstairs, you'll find a main bedroom en-suite with a terrace overlooking the Mediterranean Ocean, as well as two guest bedrooms and another bathroom. And on the top floor, the solarium offers a chill-out area and an 8m<sup>2</sup> plunge pool with incredible ocean, city and mountain views. With underfloor heating throughout, air-conditioning, and a private floor for your home office, this townhouse truly has it all. Don't miss your chance to own the best-located property in Las Encinas - contact us today to schedule a viewing!

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|---|---|--|--|---|---|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Golf</li> <li>✓ Close To Port</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Urbanisation</li> </ul>   | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ North East</li> <li>✓ South East</li> <li>✓ South West</li> <li>✓ West</li> </ul>              | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>  | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Private</li> </ul>                         | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ U/F Heating</li> </ul>                               | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> <li>✓ Panoramic</li> <li>✓ Pool</li> </ul>                |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Fitted Wardrobes</li> <li>✓ Private Terrace</li> <li>✓ Solarium</li> <li>✓ WiFi</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Marble Flooring</li> <li>✓ Double Glazing</li> <li>✓ Basement</li> <li>✓ Fiber Optic</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>   | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Private</li> <li>✓ Landscaped</li> </ul> | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Entry Phone</li> <li>✓ Alarm System</li> <li>✓ Safe</li> </ul> | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ More Than One</li> <li>✓ Private</li> </ul> |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Drinkable Water</li> <li>✓ Photovoltaic solar panels</li> <li>✓ Solar water heating</li> </ul>   | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Golf</li> <li>✓ Investment</li> <li>✓ Luxury</li> <li>✓ Resale</li> <li>✓ Contemporary</li> </ul> |  |  |   |   |