

## Sales - House - Río Real

# 2.450.000€

Río Real

House

Community: 840 EUR / year

IBI: 1,800 EUR / year

Rubbish: 120 EUR / year



4



5



426 m2



900 m2

Villa to reform located in Rio Real Urbanization, 700 meters from El Trocadero beach and Rio Real Golf Club House and only 4 kilometers from the center of Marbella. It has a total constructed area of 588 m2 on a 900 m2 plot. Built on one level plus a semi-basement floor. Facing East. The semi-basement floor consists of a guest apartment distributed in living room, bedroom, bathroom, kitchen, large terrace, storage room and garage for 2 vehicles. The ground floor consists of an entrance hall, a large 65 m2 living-dining room with a fireplace with access to terraces, a large 25 m2 kitchen with access to a terraces, a second independent dining room with 35 m2 of surface area with access to terraces, 3 bedrooms, 3 bathrooms bathroom, two of them en suite and guest toilet, sauna, terraces and porches. Air-conditioning. Pool. Villa, Río Real, Costa del Sol. 4 Bedrooms, 5 Bathrooms, Built 426 m<sup>2</sup>, Terrace 162 m<sup>2</sup>, Garden/Plot 900 m<sup>2</sup>. Setting : Close To Golf, Close To Port, Close To Sea, Close To Town, Close To Schools, Close To Forest, Close To Marina, Urbanisation. Orientation : East. Condition : Good. Pool : Private. Climate Control : Air Conditioning, Fireplace. Views : Mountain, Golf, Garden, Pool. Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Sauna, Storage Room, Utility Room, Ensuite Bathroom, Staff Accommodation. Kitchen : Fully Fitted. Garden : Private. Security : Gated Complex, Entry Phone, Alarm System. Parking : Garage, More Than One, Private. Utilities : Electricity, Drinkable Water. Category : Golf.

### Setting

- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Close To Marina
- ✓ Urbanisation

### Climate Control

- ✓ Air Conditioning
- ✓ Fireplace

### Garden

- ✓ Private

### Category

- ✓ Golf

### Orientation

- ✓ East

### Views

- ✓ Mountain
- ✓ Golf
- ✓ Garden
- ✓ Pool

### Security

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ Alarm System

### Condition

- ✓ Good

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Sauna
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Staff Accommodation

### Parking

- ✓ Garage
- ✓ More Than One
- ✓ Private

### Pool

- ✓ Private

### Kitchen

- ✓ Fully Fitted

### Utilities

- ✓ Electricity
- ✓ Drinkable Water













































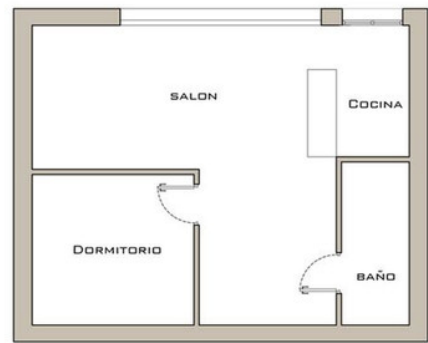
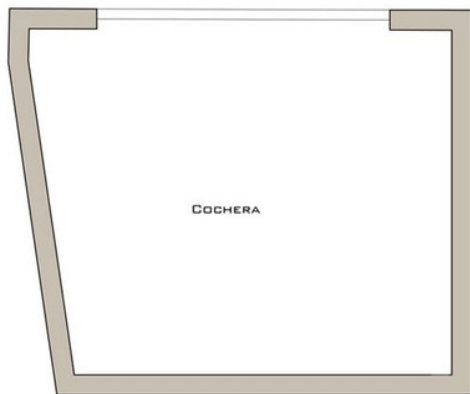
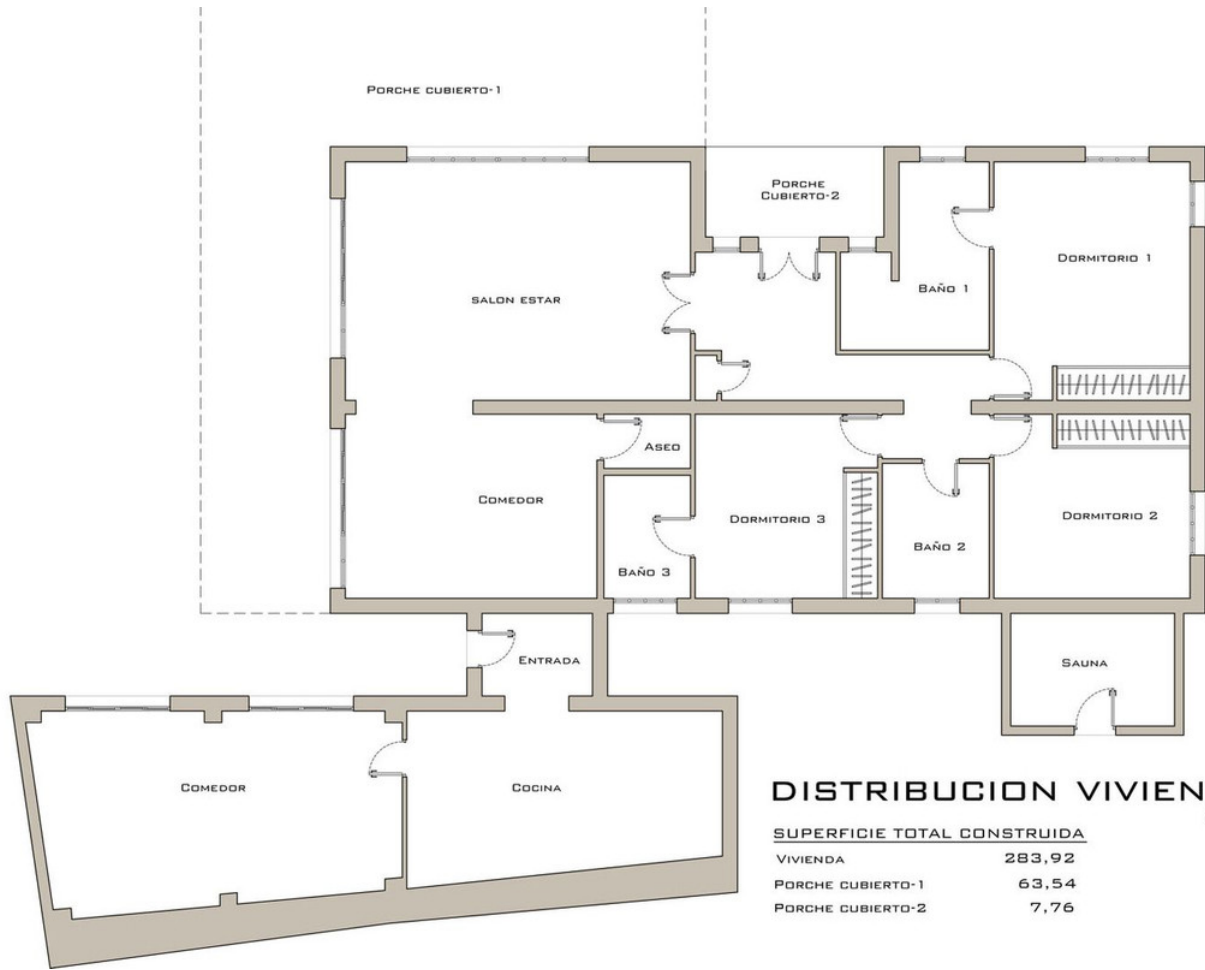












SUPERFICIE TOTAL CONSTRUIDA	
COCHERA	67,59
APARTAMENTO	54,63

**DISTRIBUCION COCHERA Y APARTAMENTO** A3 1/75