

Продажа - Дом - Río Real  
**2.450.000€**

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Río Real

Дом

Коммунальные: 840 EUR / год

ИБИ: 1,800 EUR / год

Мусор: 120 EUR / год



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 m<sup>2</sup> on a 900 m<sup>2</sup> 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 m<sup>2</sup> living-dining room with a fireplace with access to terraces, a large 25 m<sup>2</sup> kitchen with access to a terraces, a second independent dining room with 35 m<sup>2</sup> 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.

**Расположение**

- ✓ Рядом с гольф-полем
- ✓ Рядом с портом
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с лесом
- ✓ Рядом с портом
- ✓ Урбанизация

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Сауна
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Размещение персонала

**Категория**

- ✓ Гольф

**ОРИЕНТАЦИЯ**

- ✓ Восток

**Состояние**

- ✓ Хорошее

**бассейн**

- ✓ Приватный

**Климат-контроль**

- ✓ Кондиционер
- ✓ Камин

**ВИД**

- ✓ Горы
- ✓ Гольф
- ✓ Сад
- ✓ Бассейн

**Кухня**

- ✓ Полностью оборудованная

**Сад**

- ✓ Приватный

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Домофон
- ✓ Сигнализация

**Парковка**

- ✓ Гараж
- ✓ Более чем один
- ✓ Приватная

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода