

## Продажа - Дом - Río Real

# 1.195.000€

Río Real

Дом

Коммунальные: 5,916 EUR / год

ИБИ: 1,400 EUR / год

Мусор: 180 EUR / год



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 Río 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!

**Расположение**

- ✓ Рядом с гольф-полем
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Урбанизация

**Климат-контроль**

- ✓ Кондиционер
- ✓ Полы с подогревом

**Кухня**

- ✓ Полностью оборудованная

**Коммунальные услуги**

- ✓ Питьевая вода
- ✓ Фотоэлектрические солнечные панели
- ✓ Солнечный нагрев воды

**ОРИЕНТАЦИЯ**

- ✓ Северо-восток
- ✓ Юго-восток
- ✓ Юго-запад
- ✓ Запад

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Панорамный
- ✓ Бассейн

**Сад**

- ✓ Общественный
- ✓ Приватный
- ✓ Ландшафтный дизайн

**Категория**

- ✓ Гольф
- ✓ Инвестиции
- ✓ Элитная
- ✓ Перепродажа
- ✓ Современного

**Состояние**

- ✓ Отличное

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Солярий
- ✓ WiFi
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Мраморные полы
- ✓ Двойные стеклопакеты
- ✓ Подвал
- ✓ Оптическое волокно

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Домофон
- ✓ Сигнализация
- ✓ Сейф

**бассейн**

- ✓ Общий
- ✓ Приватный

**Мебель**

- ✓ Полностью меблированный

**Парковка**

- ✓ Подземная
- ✓ Гараж
- ✓ Более чем один
- ✓ Приватная





































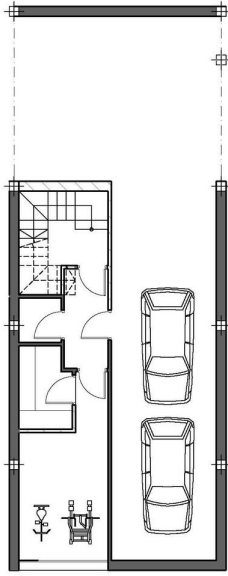




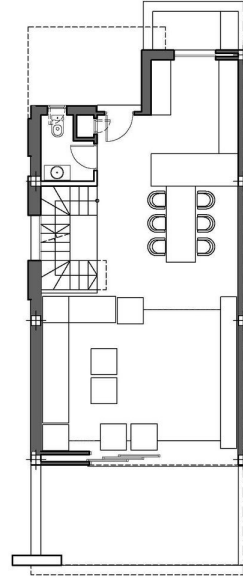




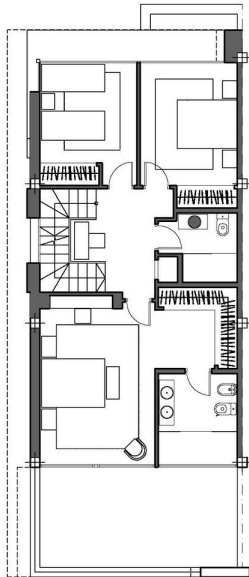




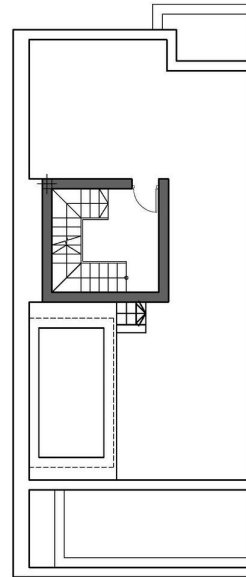
ENCINA | TOWNHOUSE MODEL 5 (PAREADO) · BASEMENT



ENCINA | TOWNHOUSE MODEL 5 (PAREADO) · GROUND FLOOR



ENCINA | TOWNHOUSE MODEL 5 (PAREADO) · FIRST FLOOR



ENCINA | TOWNHOUSE MODEL 5 (PAREADO) · ROOFTOP