



**Продажа - Дом - Marbella**  
**2.895.000€**

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Коммунальные: 3,960 EUR / год

ИБИ: 2,206 EUR / год

Мусор: 278 EUR / год



6



5.5



370 m2



653 m2

We are pleased to present this spectacular property in Eastern Marbella! It is located on the west side of the Rio Real, one of Marbella's best residential areas. It is both a central and peaceful location, giving this home the best of both worlds. All amenities are within easy reach, while being secluded with sea and mountain views. Here you live only two minutes by car from the beach, three minutes from the Rio Real golf course, five minutes from the center of Marbella and the shopping center La Cañada, and 35 minutes from the airport in Málaga. In half an hour's walk, you will reach the popular Trocadero Arena and the sea. Three minutes from the residence there is a nice park with a playground that is perfect for families. This villa offers the best of the Marbella lifestyle, where quality time indoors and outdoors is a high priority. There is a lot of potential here, with the opportunity to furnish the home according to your own wishes. Notable design features include an open-plan living room, a fireplace, and large windows to maximize light and space. The windows can be drawn into the walls and unite the interior and exterior spaces, creating a unique living atmosphere. From here you have direct access to the pool area and the terrace with sunbeds and lounge. The plot is beautifully landscaped with a private garden, electric gates, and carport. The villa has a total of six bedrooms, five bathrooms, and a guest toilet. One of the upstairs bedrooms is currently furnished as an office with a desk and chair. All rooms on this level have direct access to the highlight of the home: a fantastic terrace with views of the mountains and the sea. Here you can create your own oasis with barbecues and social gatherings all year round. The property includes a basement with sofa group, two bedrooms, one of which has a walk-in closet, and two bathrooms. There is also a gym with mirrors that is ready to use, all you need is your equipment. Furthermore, a bar or a library can also be added on this level. This villa is truly a must-see! Don't miss this unique opportunity to acquire a newly built luxury villa at a sought-after address in Marbella. Distance to nearby facilities: Business center 6.9 km Center 5.9 km Airport 49 km Golf course 1.2 km Sea 1.7 km Grocery store 2.2 km Hospital 3.7 km Beach 1.7 km

#### Расположение

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

#### Климат-контроль

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Камин
- ✓ Полы с подогревом
- ✓ Полы с подогревом в ванной

#### Кухня

- ✓ Полностью оборудованная

#### ОРИЕНТАЦИЯ

- ✓ Запад

#### ВИД

- ✓ Море
- ✓ Горы
- ✓ Сад
- ✓ Улица

#### Сад

- ✓ Приватный

#### Состояние

- ✓ Отличное

#### Особенности

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Тренажерный зал
- ✓ Кладовка
- ✓ Ванная комната
- ✓ Двойные стеклопакеты
- ✓ Подвал

#### Парковка

- ✓ Приватная

#### бассейн

- ✓ Приватный

#### Мебель

- ✓ По желанию

#### Категория

- ✓ Элитная
- ✓ Современного



































