

**Sales - House - Río Real**  
**2.450.000€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R4778482**

**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 m², Terrace 162 m², Garden/Plot 900 m². 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.

<b>Setting</b> <div><div>✓</div>Close To Golf</div> <div><div>✓</div>Close To Port</div> <div><div>✓</div>Close To Sea</div> <div><div>✓</div>Close To Town</div> <div><div>✓</div>Close To Schools</div> <div><div>✓</div>Close To Forest</div> <div><div>✓</div>Close To Marina</div> <div><div>✓</div>Urbanisation</div>	<b>Orientation</b> <div><div>✓</div>East</div>	<b>Condition</b> <div><div>✓</div>Good</div>	<b>Pool</b> <div><div>✓</div>Private</div>	<b>Climate Control</b> <div><div>✓</div>Air Conditioning</div> <div><div>✓</div>Fireplace</div>	<b>Views</b> <div><div>✓</div>Mountain</div> <div><div>✓</div>Golf</div> <div><div>✓</div>Garden</div> <div><div>✓</div>Pool</div>
<b>Features</b> <div><div>✓</div>Covered Terrace</div> <div><div>✓</div>Fitted Wardrobes</div> <div><div>✓</div>Near Transport</div> <div><div>✓</div>Private Terrace</div> <div><div>✓</div>Sauna</div> <div><div>✓</div>Storage Room</div> <div><div>✓</div>Utility Room</div> <div><div>✓</div>Ensuite Bathroom</div> <div><div>✓</div>Staff Accommodation</div>	<b>Kitchen</b> <div><div>✓</div>Fully Fitted</div>	<b>Garden</b> <div><div>✓</div>Private</div>	<b>Security</b> <div><div>✓</div>Gated Complex</div> <div><div>✓</div>Entry Phone</div> <div><div>✓</div>Alarm System</div>	<b>Parking</b> <div><div>✓</div>Garage</div> <div><div>✓</div>More Than One</div> <div><div>✓</div>Private</div>	<b>Utilities</b> <div><div>✓</div>Electricity</div> <div><div>✓</div>Drinkable Water</div>
<b>Category</b> <div><div>✓</div>Golf</div>					