



## Detached Villa for sale in Río Real, Marbella

1 595 000 €

Référence: R5005885    Chambres: 6    Bain: 6    Terrain: 1 350m<sup>2</sup>    Construite: 420m<sup>2</sup>    Terrasse: 50m<sup>2</sup>





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## Costa del Sol, Marbella

This beautifully renovated Andalusian villa, originally built in 1968 and fully updated in 2020, combines classic elegance with contemporary comfort. Situated just 5 minutes walking distance from the beach and 10 minutes by car from Marbella's center, it enjoys charming views of the Mediterranean Sea and La Concha mountain.

Set on a spacious 1350 m<sup>2</sup> plot, the villa features 4 bedrooms (+2 separate studios with kitchens and bathrooms) and 3 bathrooms. From the moment you enter the house, a vast space opens up, used as a living room with views of the garden and the sea— a bright area with a fireplace, connected to the semi-open kitchen. On rainy winter days or late autumn, by the fireplace, the villa is equipped with air conditioning in every room and underfloor heating with a water system throughout the house.

The pool seems to be nestled in the heart of a tropical forest, surrounded by trees and plants typical of the Costa del Sol region. The vastness of the garden and the chirping of the birds make you feel like you're truly in paradise.

Eco-conscious, the villa is equipped with 30 solar panels, reducing electricity consumption. The property also includes a private garage for up to 4 cars and ample storage space.

For those looking for an income-generating opportunity, the lower level contains two one-bedroom guest studios, which currently generate over €55,000 annually through platforms like Airbnb and Booking.com. The villa has an accepted Tourist License, in line with the new Holiday Rental Law effective from April 3rd, as confirmed in the latest Nota Simple.

The large plot provides the possibility to build another floor or construct one more one-story villa, offering fantastic potential for expansion.

Whether you're searching for a luxurious family home or a prime investment property, this villa offers exceptional value and flexibility. Call me today, and I will open the doors for you to see its potential!



## Spécification:

### Caractéristiques

Près du transport  
Terrasse privée  
Salle de stockage  
Salle de bain attenante  
Sol en marbre  
Double vitrage  
Armoires ajustées  
Solarium  
Appartement  
Buanderie  
Barbecue  
Sous-sol

### Vues

Mer  
Montagne  
Panoramique  
Jardin  
Piscine  
**Piscine**  
Chauffé  
Private  
**Jardin**  
Private

### Services publics

Chauffage de l'eau solaire

### Orientation

Sud

### Paramètre

Près du port  
Près de la mer  
Proche des magasins  
Près de la ville  
Près des écoles

### Meubles

Entièrement meublé

### Sécurité

Système d'alarme

### Catégorie

Luxe

### Climatisation

Climatisation  
Cheminée  
Chauffage U / F

### Condition

Excellent  
Récemment rénové

### Cuisine

Partiellement ajusté

### Parking

Covered  
Plus d'un