

ALL IN

real estates



House in Río Real

Bedrooms **6** Bathrooms **4** Built **327m2** Plot **626m2**
R5358046 **House** **Río Real** **1.285.000€**

Discover an exclusive Andalusian-style villa for sale in Marbella, a unique property that blends rustic charm with high-value real estate investment potential on the Costa del Sol. This magnificent villa with panoramic sea and mountain views of the iconic La Concha offers privacy, spaciousness, and a prime location. Distributed over two floors plus a solarium, it provides an exceptional living experience, ideal as a primary residence, holiday home, or investment property. The main floor features a bright and spacious living room with large windows framing stunning Mediterranean views, creating an elegant and welcoming atmosphere. There are several versatile rooms, including a separate lounge, a home office, and additional spaces that can easily be converted into bedrooms. The fully functional kitchen includes a breakfast bar and an independent pantry, complemented by a guest toilet. On this level, there are also two bedrooms with a shared bathroom adapted for people with reduced mobility, making this property especially suitable for multi-generational living or accessibility needs. The outdoor area is one of the villa's key highlights: a large terrace with a wooden pergola, private swimming pool, mature gardens with fruit trees, and additional functional spaces including storage, laundry room, and a multi-purpose room ideal for an outdoor kitchen. The property also offers a covered garage and additional private parking within the plot. There is potential to fully adapt access for people with reduced mobility, enhancing both usability and property value. On the upper floor, you will find four additional bedrooms,

including the master suite with en-suite bathroom, walk-in wardrobe, and direct access to a ?????? terrace with breathtaking open views of the sea and La Concha mountain. From here, a spiral staircase leads to an impressive rooftop solarium with 360° panoramic views—perfect for enjoying the Mediterranean lifestyle year-round. The remaining bedrooms are spacious, bright, and feature built-in wardrobes and open views. The water bill is included in the community fees Located in the prestigious residential area of El Real Panorama, next to La Finca de Marbella, this villa sits in a ???? and secure environment with restricted resident access. Its excellent location places it just a 3-minute walk from the beach, the promenade, and the new Parque Mediterráneo—one of the largest beachfront sports complexes in Andalusia. The property is also perfectly connected: only 5 minutes by car from Marbella town center, 10 minutes from Puerto Banús and San Pedro de Alcántara, and 15 minutes from Estepona. A strategic location combining tranquility, exclusivity, and proximity to all amenities. A unique opportunity to acquire a villa with outstanding potential in one of the most sought-after areas of the Costa del Sol.

Covered Terrace
Ensuite Bathroom
Near Church
Solarium

Covered Terrace
Fitted Wardrobes
Near Transport
Storage Room

Double Glazing
Marble Flooring
Private Terrace
Utility Room