

RÍO REAL

2,450,000 €

REFERENCE R4778482

An Unparalleled Opportunity: Design Your Bespoke Luxury Villa in Marbella's Prestigious Río Real

4	5	426 m²	900 m²	162 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE

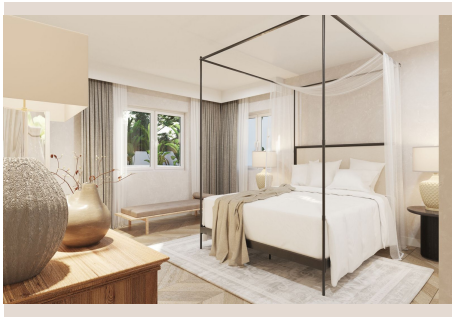












Description

Welcome to an extraordinary opportunity to acquire and transform a magnificent villa located in the highly coveted Río Real Urbanization, a jewel in the crown of Marbella, Southern Spain. This property presents a unique canvas for the discerning buyer to craft their dream luxury residence, perfectly blending Mediterranean charm with contemporary sophistication. Situated just 700 meters from the pristine sands of El Trocadero beach and the renowned Río Real Golf Club House, and a mere 4 kilometers from the vibrant heart of Marbella, this location offers an enviable lifestyle of unparalleled convenience and exclusivity.

Location: The Epitome of Marbella Living

Río Real is synonymous with prestige and tranquility, offering a harmonious balance between lush golf landscapes and the sparkling Mediterranean Sea. This prime location places you at the epicenter of Marbella's luxurious offerings. Imagine waking up to the gentle breeze from the sea, with the option of a leisurely stroll to El Trocadero beach for a morning swim, or heading directly to the Río Real Golf Club for a round on its spectacular course. The proximity to Marbella centre means world-class dining, high-end boutiques, and a lively cultural scene are just minutes away, yet you return to the serene embrace of your private urbanisation.

Beyond the immediate vicinity, the villa benefits from excellent connectivity within the Costa del Sol. Close to various ports and marinas, it caters to yachting enthusiasts. Families will appreciate the proximity to international schools, while nature lovers can explore nearby forests. This strategic position ensures that whether your passion lies in golf, beach life, fine dining, or exploring the natural beauty of Andalucía, every desire is effortlessly met. The prestigious, gated urbanisation itself provides an added layer of security and community.

The Villa: A Grand Canvas for Transformation

This impressive villa, though offered for reform, boasts solid foundations and a substantial presence, comprising a total constructed area of 588 m² nestled on a generous 900 m² plot. Its thoughtful design, spread across one main level and a versatile semi-basement, offers immense potential to create a truly bespoke living space. With an advantageous East orientation, the property is bathed in glorious morning sun, promising bright and welcoming interiors.

The main living floor is designed for grand entertaining and comfortable family life. An inviting entrance hall leads to an expansive 65 m² living-dining room, characterized by a charming fireplace that adds warmth and ambience. This magnificent space seamlessly extends to sun-drenched terraces, blurring the lines between indoor and outdoor living. A second, independent dining room, generously sized at 35 m², offers an ideal setting for formal dinners and special occasions, also boasting direct access to additional terraces, perfect for al fresco dining.

The generously proportioned 25 m² kitchen, currently fully fitted, awaits a contemporary transformation to become a state-of-the-art culinary haven, with direct access to terraces for easy outdoor entertaining. The ground floor further encompasses three spacious bedrooms, three well-appointed bathrooms (two of which are en-suite), and a convenient guest toilet, ensuring privacy and comfort for residents and visitors alike. A private sauna adds a touch of luxurious relaxation, while extensive terraces and covered porches provide ample space for lounging and enjoying the magnificent views.

Versatile Living & Abundant Features

The semi-basement level significantly enhances the villa's functionality and appeal. It hosts a completely independent guest apartment, thoughtfully distributed with its own living room, bedroom, bathroom, and kitchen. This self-contained unit is ideal for accommodating extended family, visiting friends, or even serving as dedicated staff accommodation, offering privacy and convenience. This level also features a large terrace, ample storage room, and a private garage with capacity for two vehicles, ensuring secure parking and additional utility space.

The property is replete with features designed for comfort and luxury living. Climate control is assured with air conditioning throughout, complemented by the cozy fireplace for cooler evenings. The extensive outdoor areas include a private swimming

pool, surrounded by a private garden, creating a serene oasis for relaxation and enjoyment. Views from the villa are diverse and captivating, encompassing lush golf greens, majestic mountains, and the tranquil garden and pool areas.

Additional amenities include private and covered terraces, fitted wardrobes in all bedrooms, a dedicated utility room, and an alarm system within a gated complex with an entry phone for enhanced security. The infrastructure is robust, with readily available electricity and drinkable water, ensuring a hassle-free living experience. This villa truly offers an exceptional blend of space, location, and potential, making it a prized acquisition in one of Marbella's most sought-after addresses.

Your Future in Río Real: An Investment in Lifestyle

This villa represents more than just a home; it is an investment in a distinguished lifestyle on the Costa del Sol. Its "good" current condition provides a solid foundation, while the "to reform" aspect empowers you to infuse your personal style and preferences, creating a truly unique and luxurious abode that perfectly reflects your taste. Imagine designing open-plan interiors, installing cutting-edge smart home technology, or creating an even more elaborate outdoor entertainment area – the possibilities are limitless.

For those seeking to combine the prestige of a Marbella address with the opportunity to customize their ultimate luxury retreat, this Río Real villa is an unparalleled offering. It promises not only a magnificent home but also a gateway to the unparalleled beauty, leisure, and sophistication that defines life in Southern Spain. Don't miss this rare chance to own a piece of Marbella's finest and shape it into your personal masterpiece.

Details

Reference	R4778482	Property Type	Villa
Status	Sale	Price	2,450,000 €
Bedrooms	4	Bathrooms	5
Build size	426 m²	Plot Size	900 m²
Terrace	162 m²	Parking places	by request

Features

Pool, Air conditioning, Mountain views, Private garden, Alarm system, Parking