

MARBELLA

3,000,000 €

REFERENCE R5521342

An Exceptional Investment & Lifestyle Opportunity: Luxury Villa in Río Real, Marbella

5	6	404 m²	810 m²
BEDROOMS	BATHROOMS	BUILT	PLOT













Description

An Exceptional Investment & Lifestyle Opportunity: Luxury Villa in Río Real, Marbella

Welcome to an unparalleled offering from Luxury Realty: a magnificent contemporary villa nestled in the esteemed community of Río Real, Marbella. This property represents more than just a luxurious residence; it is a meticulously curated investment asset, currently delivering an impressive €13,000 per month in rental income. For the discerning investor seeking both immediate and sustained returns, coupled with the prestige of a prime Marbella address, this villa presents an opportunity that is as rare as it is rewarding.

Located in the heart of the Costa del Sol, Southern Spain, Marbella has long been synonymous with luxury, exclusivity, and a coveted lifestyle. This villa, built in 2018, stands as a testament to modern architectural brilliance within the exclusive residential enclave of Río Real – La Finca de Marbella. Its strategic position, adjacent to the forthcoming prestigious Four Seasons Resort Marbella, further elevates its desirability and future appreciation potential. This is not merely a home; it’s a stake in one of Europe’s most dynamic luxury real estate markets.

Prime Location: The Heart of Marbella's Elite Lifestyle

The allure of this property begins with its location. Río Real is celebrated for its serene ambiance, lush golf courses, and proximity to Marbella’s most vibrant attractions, all while maintaining an air of tranquil exclusivity. Residents benefit from being just a leisurely 10-minute stroll from the sun-drenched shores of the Mediterranean, including direct access to the renowned Trocadero Arena, an iconic beach club offering exquisite dining and sophisticated leisure. Imagine seamless transitions from a tranquil morning swim to a gourmet lunch by the sea, all within minutes from your doorstep.

Beyond the immediate vicinity, the villa offers exceptional connectivity to Marbella's most sought-after destinations:

- **Marbella Town Centre:** A mere 10-minute drive connects you to the charm of Marbella's Old Town, its sophisticated boutiques, and world-class dining experiences.

- **Puerto Banús:** Just 15 minutes away, the glamorous marina of Puerto Banús awaits, offering an unparalleled selection of luxury shopping, vibrant nightlife, and superyacht sightings.

This enviable position ensures that whether your desire is for peaceful relaxation, vibrant socialising, or exploring the cultural richness of Southern Spain, everything is effortlessly within reach. Marbella, celebrated for its microclimate, beautiful beaches, and cosmopolitan atmosphere, provides the perfect backdrop for this extraordinary property.

Exquisite Design and Unrivalled Comfort

This modern luxury villa has been meticulously designed to encapsulate sophistication and comfort, spreading its generous living spaces across three thoughtfully appointed levels. The architecture embraces natural light and seamlessly connects the indoor living areas with the captivating Mediterranean surroundings.

Elegant Accommodation: Five En-Suite Sanctuaries

The villa boasts five generously proportioned bedrooms, each a private sanctuary of comfort and style. Every bedroom is elegantly furnished and features a luxurious en-suite bathroom, ensuring ultimate privacy and convenience for residents and guests alike. The attention to detail in their design promotes relaxation and offers a serene escape.

Thoughtful Layout Across Three Levels:

- **Upper Floor:** Ascend to the upper floor to discover two exquisite bedrooms, each designed with comfort in mind. This level is crowned by a sprawling terrace that offers breathtaking, panoramic views of the glistening Mediterranean Sea and the majestic Sierra Blanca mountains. It's the perfect vantage point for enjoying Marbella's spectacular sunrises and sunsets, offering a private outdoor haven for reflection or intimate gatherings.

- **Ground Floor:** The heart of the home resides on the ground floor, featuring an additional bedroom for convenience. The main living area is a luminous, open-plan space, meticulously designed for both grand entertaining and relaxed family living. Expansive floor-to-ceiling windows create a seamless transition between the chic interiors and the verdant outdoors, bathing the space in natural light. A sleek, modern kitchenette complements the main living area, perfect for casual meals or preparing refreshments.

- **Basement:** The lower level is a versatile and spacious domain, housing two further bedrooms, ensuring ample accommodation. It also features a large, flexible living room that can be adapted for various uses – perhaps a home cinema, a games room, or a private gym. A dedicated, spacious walk-in dressing room adds a touch of bespoke luxury and convenience, enhancing the lifestyle experience.

A Harmonious Blend of Indoor-Outdoor Living

The design philosophy of this villa centres on integrating its stunning natural surroundings with its sophisticated interiors. The expansive floor-to-ceiling windows are a key feature, not only flooding every room with abundant natural light but also providing uninterrupted views and effortlessly merging the indoor and outdoor spaces. This creates an open, airy ambiance that is truly characteristic of luxury Mediterranean living.

Your Private Mediterranean Oasis:

- **Private Swimming Pool:** At the heart of the outdoor area lies a sparkling private swimming pool, offering a refreshing respite from the Marbella sun. Adjacent to it, an outdoor shower provides added convenience, perfect for rinsing off after a dip or a day at the beach.

- **Lush Tropical Garden:** Surrounding the villa is a beautifully manicured tropical garden, an enchanting space filled with the vibrant colours and fragrances of exotic flora. Unique to this property, the garden boasts a variety of fruit trees, including papaya, banana, mandarin, and orange trees, offering a taste of paradise right at your doorstep and enhancing the sense of a private, secluded retreat.

- **Covered Parking:** Practicality meets luxury with covered parking space for two vehicles, ensuring convenience and protection from the elements.

- **Underfloor Heating:** For year-round comfort, all bathrooms are equipped with underfloor heating, providing a touch of warmth and luxury during cooler months.

An Investment Beyond Compare

This luxury villa in Río Real is more than just an exquisite property; it is a robust and proven investment. With a consistent rental income of €13,000 per month, it offers an immediate and attractive return on investment, underpinned by Marbella's enduring appeal as a premier luxury destination. The proximity to the Four Seasons Resort Marbella further solidifies its long-term value

and potential for capital appreciation. For those seeking a tangible asset that combines opulent living with significant financial performance in one of Southern Spain's most desirable locations, this opportunity is truly exceptional.

Luxury Realty invites you to discover this magnificent property, where luxury, location, and lucrative returns converge.

Details

Reference	R5521342	Property Type	Villa
Status	Sale	Price	3,000,000 €
Bedrooms	5	Bathrooms	6
Build size	404 m²	Plot Size	810 m²
Terrace	–	Parking places	by request