+34 604 489 646
info@luxury-realty.com
luxury-realty.com



TORRE REAL

595,000 €

REFERENCE R5529397

An Exquisite Penthouse Oasis in Río Real, Marbella | Luxury Realty Presents

2	2	117 m²
BEDROOMS	BATHROOMS	BUILT













Description

Welcome to an unparalleled opportunity presented by Luxury Realty: a magnificent penthouse designed for those who seek an extraordinary lifestyle in the heart of Marbella's most coveted natural beauty. Nestled in the prestigious Río Real, a gem of the South of Spain, this exceptional residence offers more than just a home – it offers a canvas for a life of comfort, luxury, and breathtaking serenity.

Perched elegantly opposite the renowned Río Real Golf Course, this bright, south-facing penthouse commands uninterrupted, panoramic vistas that sweep across emerald fairways to the shimmering expanse of the Mediterranean Sea. Imagine waking to golden sunrises, enjoying leisurely afternoons bathed in warm sunlight, and unwinding to spectacular sunsets from a setting that epitomizes peace and natural splendor. Despite its serene environment, the vibrant heart of Marbella town centre is just a few minutes' drive away, offering the perfect blend of seclusion and accessibility.

A Home Bathed in Light, Space, and Potential

Step inside this radiant 116 m2 (approx.) haven, meticulously designed on a single level for effortless living. The elegant marble flooring guides you through generously proportioned spaces, beginning with a magnificent 40 m2 living room – a true sanctuary of light and comfort. A separate, fully fitted and equipped kitchen invites culinary creativity, while two spacious bedrooms and two well-appointed bathrooms ensure privacy and convenience for residents and guests alike.

This property, built in 1993, has been lovingly maintained and thoughtfully updated over the years, including modern bathrooms, appliances, and an efficient air-conditioning system, ensuring immediate enjoyment. Yet, it also presents an exciting opportunity for personalization, allowing you to infuse your unique style and transform it into your ultimate dream home.

The Crown Jewel: A Spectacular 116 m2 Private Solarium

While the interior offers comfort and elegance, the true masterpiece of this penthouse lies above: a breathtaking 116 m2 rooftop solarium. This expansive private retreat, exclusively reserved for the penthouse's enjoyment, is directly accessible from your private terrace. It's an elevated sanctuary where the horizons truly open up, offering magnificent, sweeping views of the golf course and the sparkling Mediterranean that will captivate your senses.

A significant portion of this incredible space has been thoughtfully transformed into a luxurious chill-out area, complete with an elegant wooden-beam structure, PVC-framed double-glazed enclosures, and retractable awnings for perfect sun protection. Envision endless moments of relaxation, unforgettable al fresco dining experiences, and joyous gatherings with loved ones under the Marbella sky. An outdoor dining area perfectly frames these mesmerizing views, making every meal a special occasion. As you stand on this terrace, a small, unassuming sign whispers "A DREAM" – two simple words that perfectly encapsulate the profound sense of peace and privilege this extraordinary space evokes.

Río Real: Embrace the Quintessential Marbella Lifestyle

Embrace the coveted Río Real lifestyle, where the allure of nature, the beach, and vibrant Marbella are all within easy reach. Picture starting your day with a coffee overlooking the golf course, before a leisurely 20-minute stroll to the beach, or a quick 3-minute drive to feel the sand between your toes. Indulge in exquisite gastronomy at Trocadero Arena, an iconic beachfront restaurant offering a luxurious dining experience right by the sea. Golf enthusiasts will find their paradise with the Río Real Golf Course practically on their doorstep, complemented by its superb hotel and inviting lounge with a fireplace – perfect for cozy winter afternoons.

For those who cherish coastal walks, the Senda Litoral beckons, connecting you to Marbella's charming town centre along a picturesque promenade. All essential amenities – supermarkets, renowned restaurants, shopping centres, and healthcare facilities – are just a short drive away, making everyday living utterly convenient. This is a setting where the majestic mountains provide a dramatic backdrop, while the endless sea stretches out before you, creating a truly idyllic environment.

A Prestigious Community and Exceptional Value

This exceptional residence is part of a meticulously maintained residential community, boasting lush landscaped gardens and a refreshing communal swimming pool – ideal for year-round living or extended escapes to the Costa del Sol. The convenience continues with a private parking space included in the price and remarkably low community fees of less than €200 per month, ensuring a worry-free ownership experience.

At an attractive price of €595,000, this penthouse represents an outstanding and competitively priced opportunity within Río Real. Its prized south-facing orientation, mesmerizing sea and golf views, generous interior dimensions, and, most notably, its spectacular private solarium, converge to offer unparalleled potential. This is a home designed for the discerning individual who values location, abundant natural light, profound tranquility, and the unique ability to savor the Marbella lifestyle throughout all twelve months of the year. Because some places truly elevate living into a privilege. And others are simply 'A DREAM'.

Luxury Realty invites you to discover this unique offering. Contact us today for further information or to arrange a private viewing.

The abbreviated information document is available to you. 7452-BRF

Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), whose maximum general rate is 7%. The taxable base will be the higher value between the deeded purchase price and the cadastral reference value (art. 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. The costs of the public deed and registration at the Land Registry are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989), respectively. Estimated costs range between €500 and €2,000 for notary fees and between €250 and €1,500 for Land Registry fees. Administrative agency fees (gestoría, if voluntarily contracted, with freely agreed fees): estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is payable by the seller (art. 104 TRLRHL). This estimate is indicative only and is ■provided ■in ■accordance ■with art. ■20.1.c) ■TRLGDCU. ■The ■final ■amount will ■depend ■on the ■specific ■circumstances of ■the ■transaction ■and ■the buyer. Agency/intermediation ■fees ■are ■payable ■by ■the ■seller.

Details

Reference	R5529397	Property Type	Penthouse
Status	Sale	Price	595,000 €
Bedrooms	2	Bathrooms	2
Build size	117 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Pool, Sea views, Lift, Private garden, Parking

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella