

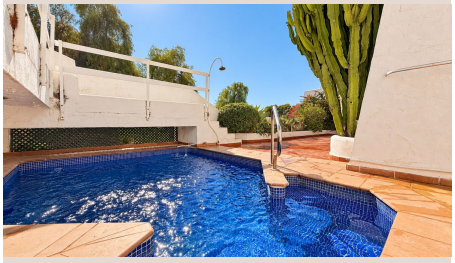
RÍO REAL

975,000 €

REFERENCE R5534011

Exquisite Golf-Front Townhouse in Prestigious Río Real, Marbella – A Bespoke Luxury Opportunity

3	4	286 m²	97 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Nestled within the esteemed fairways of Río Real Golf, one of Southern Spain's most coveted residential enclaves, this exceptional townhouse, presented by Luxury Realty, offers a rare opportunity. It masterfully blends prime golf-side tranquility with the convenience of Marbella living, providing an extraordinary canvas for bespoke luxury. Its generous proportions and enviable outdoor spaces immediately convey grandeur, transcending typical townhouse living for a villa-like ambiance.

From the moment you step inside, the potential for a magnificent residence becomes apparent. The property boasts a thoughtful, multi-level layout designed for comfort and privacy. It features three generously sized bedrooms, each with a private en-suite bathroom, ensuring convenience and a personal retreat. A guest WC adds practicality. The heart of the home, a spacious living room, awaits your touch to transform it into an elegant entertaining space or serene family haven. Adjacent, a separate kitchen offers the perfect foundation for a state-of-the-art gourmet culinary studio.

What truly sets this residence apart is its exceptional embrace of outdoor living, a Mediterranean hallmark. Multiple expansive terraces grace the property, each offering a unique atmosphere. An inviting entrance terrace provides a charming welcome. On the first floor, a substantial terrace extends from the living areas, ideal for al-fresco dining, sophisticated entertaining, or unwinding with golf course vistas. Ascending further, the second-floor terrace offers an even more generous expanse for multiple seating arrangements, sun loungers, or a dedicated outdoor lounge, all bathed in glorious Andalusian sunshine.

The crown jewel, however, is its currently undeveloped rooftop terrace. This vast, sun-drenched space holds immense potential to be transformed into an iconic private oasis. Envision a stylish pergola, plush sun loungers, a sophisticated dining area under the stars, and a fully equipped outdoor kitchen with a barbecue. This private sky-lounge, offering panoramic views across the verdant golf course and towards the shimmering Mediterranean Sea, is destined to become the home's most defining feature – an exclusive retreat for unparalleled enjoyment and entertainment.

While perfectly habitable, the true allure lies in its extraordinary potential for cosmetic updating or a comprehensive, bespoke renovation. This is an unparalleled opportunity for buyers seeking to imprint their personal style. A well-conceived renovation would unlock the full grandeur of its generous proportions, optimize stunning views, and capitalize on abundant outdoor spaces, culminating in a high-end residence rivaling a standalone villa. For enhanced accessibility, some neighbours have successfully installed private lifts, a feasible solution that could be explored here to elevate this home to the pinnacle of luxury and comfort.

Located in Río Real, one of Marbella’s most prestigious residential communities, this property benefits from an enviable position in Southern Spain. Río Real is synonymous with championship golf courses, pristine beaches, and a tranquil, well-connected lifestyle. Just minutes away, Marbella’s vibrant city centre, glamorous Puerto Banús, and a wealth of high-end boutiques, gourmet restaurants, and sophisticated entertainment await. This prime locale offers the perfect balance between serene golf-side living and easy access to the cosmopolitan energy and amenities that make Marbella a world-renowned destination for luxury living.

Beyond its inherent charm and prime location, the investment appeal is significantly enhanced by exciting new developments. Notably, the anticipated transformation of the former Incosol hotel into Oakmond Marbella will introduce a groundbreaking hospitality, health, and wellness complex. This visionary project will not only elevate local infrastructure but also underscore Río Real's position as a premier luxury destination, promising substantial future value appreciation. This home represents an exceptional proposition for discerning buyers seeking ample space, captivating views, and the unique freedom to meticulously craft a bespoke residence to their exacting standards, all within the prestigious and evolving landscape of Río Real.

Details

Reference	R5534011	Property Type	Terraced Townhouse

Status	Sale	Price	975,000 €
Bedrooms	3	Bathrooms	4
Build size	286 m²	Plot Size	–
Terrace	97 m²	Parking places	by request

Features

Pool, Air conditioning, Sea views, Parking