

TORRE REAL

1 473 000 €

R5499886

Torre Real

4

4

381 m²













■■■■■■■■

Located in one of the most well-established residential areas with the greatest growth potential in East Marbella, this fantastic duplex is situated in Río Real—a privileged enclave prized for its tranquility, proximity to the beach, closeness to the Río Real Golf course, and excellent connectivity to the center of Marbella. The property stands out for its generous proportions, abundance of natural light, and a highly versatile layout. It features four double bedrooms—two with en-suite bathrooms—plus a third bathroom serving the remaining two bedrooms. Two of the bedrooms open onto a covered terrace, currently used as a wine cellar and multi-purpose space, while the other two connect to a beautiful private garden with its own terrace. On the main floor, there is a spacious living room with a fireplace and large windows that maximize natural light, offering direct access to a lovely terrace. This level also includes a separate kitchen with access to a small additional terrace, a full bathroom, and a large entrance hall that could easily be adapted into a home office, reading area, or extra living space. The property is part of a well-maintained residential complex featuring a communal swimming pool, a children's play area, and controlled street access via a security barrier. It offers great convenience, with the added benefit of parking right at your doorstep! Furthermore, the home enjoys easy, direct access to the pool area. Designed by the renowned architect Fernando Hidalgo, the development retains a distinctive architectural character, offering spacious interiors and a design clearly focused on comfortable residential living. Its location makes it an especially attractive investment, as it sits adjacent to the site earmarked for the future Four Seasons Marbella project—a development that includes urban improvements such as new roads, green spaces, and cultural and sports facilities. This is complemented by the transformation of the former Hotel Incosol into a five-star complex centered on wellness and longevity, further boosting the appreciation potential of the Río Real (Grand Hyatt) area. Spacious, light-filled, and featuring private outdoor space, this property is an ideal choice as a primary residence, a second home, or a long-term investment in one of East Marbella's most promising areas. Make this exclusive duplex your ideal home—a unique property perfect for enjoying an exclusive, light-filled Mediterranean lifestyle in the heart of Río Real! In compliance with the information disclosure requirements set forth in Law 10/2025 of December 28, regarding customer service and transparency, as well as other applicable sectoral regulations, please note that the stated price does not include costs and taxes associated with the acquisition. These are broken down as follows: Brokerage fees for this transaction are already included in the listed sale price. Regarding the Property Transfer Tax (ITP)—calculated based on the higher of either the sale price or the official cadastral reference value—the rate ranges from 7% to 2%, depending on the buyer's specific circumstances, in accordance with Royal Legislative Decree 1/1993 of September 24 (approving the consolidated text of the Law on Property Transfer Tax and Stamp Duty). NOTARY AND LAND REGISTRY: These costs are subject to a regulated fee schedule, as established by Royal Decrees 1426/1989 and 1427/1989 of November 17, which govern the fee structures for notaries and property registrars, respectively. ADMINISTRATIVE PROCESSING (Gestoría): Optional. Should the client request it, the fees for handling administrative procedures, tax settlement, and registration are estimated at approximately €395 (VAT included). FINANCING: If financing is required, any additional associated costs should be discussed and agreed upon with your financial institution. You may assess your personal situation via the official portal of the Andalusian Regional Government's Tax Agency (Agencia Tributaria de la Junta de Andalucía) under the "Tax Information – Taxes" section. Please be advised that an ■official ■Information ■Sheet ■regarding the ■resale ■(subsequent ■transfer) ■of ■residential property ■is ■available for ■your ■review. Contact ■us, ■and ■we ■will provide a ■personalized ■analysis ■based ■on ■your ■circumstances.

■■■■■■

■■■■■■■■	R5499886	■■■ ■■■■■■■	■■■■■■■■■■■■
■■■■■■■	■■■■■■■	■■■■	1 473 000 €
■■■■■■■■	4	■■■■■■■	4
■■■■■■■■	381 m²	■■■■■■■■	–
■■■■■■■■	–	■■■■■■■■■	■■ ■■■■■■■■

[redacted]

[redacted], [redacted], [redacted] [redacted]