

## Villa for sale in Río Real, Costa del Sol

3 Bedrooms | 3 Bathrooms | 193 m<sup>2</sup> Interior | 204 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,469 IBI | € 139 Rubish tax



### Property Description

This luxurious modern villa is located in the residential community of Río Real "La Finca de Marbella", 15 minutes walk from the beach ("Trocadero Arena" restaurant), 5 minutes by car from the center of Marbella and 15 minutes from Puerto Banús. The 3-bedroom villa is made up of two levels, 2 bedrooms on the second floor with a large terrace with spectacular mountain-, city- and partly sea views and 1 bedroom on the ground floor. Each room is equipped with elegant furniture and a private bathroom. The ground floor offers a large living and dining area connected to the open plan kitchen. The floor-to-ceiling windows allow the interior and exterior areas to be integrated, making it especially pleasant. The villa has its own private heated pool, closed private parking for 2 cars and tropical plants throughout the garden. Underfloor heating, air conditioning, alarm system and cameras, all for the comfort of living.