



## Detached Villa for sale in Río Real, Marbella

**1,595,000 €**

Reference: R5005885   Bedrooms: 6   Bathrooms: 6   Plot Size: 1,350m<sup>2</sup>   Build Size: 420m<sup>2</sup>   Terrace: 50m<sup>2</sup>





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## Costa del Sol, Marbella

This beautifully renovated Andalusian villa, originally built in 1968 and fully updated in 2020, combines classic elegance with contemporary comfort. Situated just 5 minutes walking distance from the beach and 10 minutes by car from Marbella's center, it enjoys charming views of the Mediterranean Sea and La Concha mountain.

Set on a spacious 1350 m<sup>2</sup> plot, the villa features 4 bedrooms (+2 separate studios with kitchens and bathrooms) and 3 bathrooms. From the moment you enter the house, a vast space opens up, used as a living room with views of the garden and the sea— a bright area with a fireplace, connected to the semi-open kitchen. On rainy winter days or late autumn, by the fireplace, the villa is equipped with air conditioning in every room and underfloor heating with a water system throughout the house.

The pool seems to be nestled in the heart of a tropical forest, surrounded by trees and plants typical of the Costa del Sol region. The vastness of the garden and the chirping of the birds make you feel like you're truly in paradise.

Eco-conscious, the villa is equipped with 30 solar panels, reducing electricity consumption. The property also includes a private garage for up to 4 cars and ample storage space.

For those looking for an income-generating opportunity, the lower level contains two one-bedroom guest studios, which currently generate over €55,000 annually through platforms like Airbnb and Booking.com. The villa has an accepted Tourist License, in line with the new Holiday Rental Law effective from April 3rd, as confirmed in the latest Nota Simple.

The large plot provides the possibility to build another floor or construct one more one-story villa, offering fantastic potential for expansion.

Whether you're searching for a luxurious family home or a prime investment property, this villa offers exceptional value and flexibility. Call me today, and I will open the doors for you to see its potential!



## Features:

### Features

Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
Guest Apartment  
Utility Room  
Barbeque  
Basement

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool

### Pool

Heated  
Private

### Garden

Private

### Utilities

Solar water heating

### Orientation

South

### Setting

Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Alarm System

### Category

Luxury

### Climate Control

Air Conditioning  
Fireplace  
U/F Heating

### Condition

Excellent  
Recently Renovated

### Kitchen

Partially Fitted

### Parking

Covered  
More Than One