



## Frittliggende villa til salg i Río Real, Marbella

925 000 €

Referanse: R4360555 Soverom: 4 Bad: 3 Plottstørrelse: 600m<sup>2</sup> Bebygget areal: 149m<sup>2</sup> Terrasse: 36m<sup>2</sup>





## Costa del Sol, Río Real

Excellent opportunity to acquire a corner plot of 600m<sup>2</sup> with a charming rustic villa of 149m<sup>2</sup>. The property features an entrance hall that leads to a spacious hallway and a large living-dining room with high ceilings. From here, there is access to a generous covered terrace/porch with beautiful views over the expansive garden, where a swimming pool can be built. From the living room, there is access to two guest bedrooms with built-in wardrobes and a shared bathroom located in the hallway. The entrance hallway also leads to a separate kitchen with a closed terrace/laundry area and direct access to the garden that surrounds the house. Additionally, from the hallway, you reach the spacious master bedroom, which includes a full en-suite bathroom and a walk-in closet. This bedroom also opens out to another of the terraces that wrap around the property. The property also includes a garage on the ground floor and a separate guest/staff apartment, which consists of one bedroom, a living-dining area with an open-plan kitchen, and a bathroom with shower. This apartment has direct access to the garden. Although the house is older and requires renovation, the property offers excellent investment potential, either for a full refurbishment or to build a new villa on the existing plot. Urban planning regulations allow for the construction of a ground floor plus an upper floor, and a basement is also permitted. According to the Marbella Urban Planning Regulations from 1986 (PGOU-86), the minimum plot size is 500m<sup>2</sup>, with a buildability of 0.35m<sup>2</sup>/m<sup>2</sup> and a maximum occupancy of 30%. The location is unbeatable, in the well-known El Real Panorama area, just a short distance from the exclusive La Finca de Marbella residential development. This is a peaceful residential area, within walking distance of the synagogue and just 3 minutes' walk to the beach, the promenade, and the new Mediterranean Park—a 40,000m<sup>2</sup> natural area that connects directly with the seafront. The park is one of the largest beach sports complexes in Andalusia, featuring five beach volleyball courts, three beach soccer pitches, a beach handball court, yoga areas, and a large children's play zone. The property is also close to Marbella town—just a 35-minute walk along the promenade, or 5 minutes by car. It is 10 minutes from Puerto Banús and San Pedro, and 15 minutes from Estepona. The villa boasts stunning views of Marbella's iconic mountain, "La Concha."





## Egenskaper:

### Funksjoner

Dekket terrasse

Nær transport

Privat terrasse

Lagerrom

Ensuite bad

Marmorgulv

Dobbeltvindu

Monterte garderober

Gjestleilighet

Verktøyrom

Nær kirken

### Innstilling

I nærheten av golf

I nærheten av havnen

Urbanisering

Nær sjøen

I nærheten av butikker

Nær byen

Nær skoler

Nær marina

### Hage

Privat

### Verktøy

Elektrisitet

Drikkbart vann

### Orientering

Øst

Vest

### Betingelse

Renovering kreves

### Sikkerhet

Inngjerdet kompleks

Alarmsystem

Inngangstelefon

### Kategori

Redusert

Feriehus

Investering

Videresalg

Samtidig

### Utsikt

Fjell

Hage

### Møbler

Ikke møblert

### Parkering

Garasje

Privat