



Frittliggende villa til salg i Río Real, Marbella

925 000 €

Referanse: R4360555 Soverom: 4 Bad: 3 Plottstørrelse: 600m² Bebygget areal: 149m² Terrasse: 36m²





Costa del Sol, Río Real

Excellent opportunity to acquire a corner plot of 600m² with a charming rustic villa of 149m². 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 500m², with a buildability of 0.35m²/m² 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 40,000m² 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