



# Frakoblet villa til salg i Marbella

5.098.000 €

Reference: R5153068    Soveværelser: 4    Badeværelser: 5    Grundstørrelse: 1.250m<sup>2</sup>    Byg Størrelse: 429m<sup>2</sup>    Terrasse: 350m<sup>2</sup>





## Costa del Sol, Río Real

Marbella – Exceptional Contemporary Villa, Sold Furnished, in the Exclusive Rio Real Area, Next to the Golf

This stunning villa, fully renovated in 2023 with the finest materials, is south-facing and offers a panoramic view of the Mediterranean Sea and the Strait of Gibraltar, in a setting of total privacy with no overlooking neighbors.

- Elevator connecting all levels
- 4 en-suite bedrooms, each with private terrace, walk-in dressing room, and automatic blackout curtains
- Entire top floor dedicated to the master suite, with private terrace, direct access to the Technogym-equipped fitness room & sauna
- High-end Gaggenau kitchen appliances + Liebherr wine cellar
- Heated 60 m<sup>2</sup> swimming pool, landscaped garden, 2-car garage
- Full home automation system, blinds and curtains on every window, UV-protection films on all south-facing windows

A strategic investment:

The proximity of the upcoming Four Seasons Marbella luxury resort, just 5 minutes away, represents a rare opportunity in a location that is set to increase in value significantly over the coming years.

Key distances:

- Airport: 35 min | Marbella Center: 6 min | Puerto Banús: 13 min | Golf: 1 min | Beach: 4 min | Restaurants & bars: 4 min | Shops: 5 min

Turnkey luxury living, only 2 km from the beach and 6 minutes from Marbella.

The property market on the Costa del Sol is regaining its momentum and quality properties are selling faster. If you see any properties on our website that interest you and are within your budget, we recommend that you contact us without delay.

Our teams work continuously to ensure that the descriptions and prices of the properties on this website are correct and up to date. However, the information on this website is subject to possible errors and/or omissions, and some of the properties may have changed in price, been previously sold or withdrawn from sale.



## Funktioner:

### Funktioner

Dækket terrasse  
Løfte op  
I nærheden af transport  
Privat terrasse  
Satellit-tv  
Opbevaringsrum  
Ensuite badeværelse  
Dobbeltvindue  
Monterede garderober  
Trådløst internet  
Bryggers  
Grill  
Fiberoptiske  
Adgang for mennesker med reduceret mobilitet  
Gymnastiksal  
Domotics  
Sauna

### Synspunkter

Hav  
bjerg  
Panoramisk  
Have  
Pool  
Strand  
Golf

### Pool

Opvarmet  
Privat

### Have

Privat  
Nem vedligeholdelse

### Hjælpeprogrammer

Elektricitet

### Orientering

Syd

### Indstilling

Strandside  
Tæt på golf  
Tæt på havn  
Tæt på butikker  
Tæt på skoler  
Tæt på havet  
Tæt på byen  
Tæt på skov

### Møbel

Fuldt møbleret

### Sikkerhed

Gated kompleks  
24 timers sikkerhed  
Alarmsystem  
Indgangstelefon  
Sikker

### Kategori

Holiday Homes  
Luksus  
Videresalg  
Med planlægningsstilladelse  
Moderne  
Golf

### Klima kontrol

Aircondition  
Ildsted

### Tilstand

Fremragende  
Ny konstruktion

### Køkken

Fuldt monteret

### Parkering

Garage  
Privat  
Mere end en  
Dækket