

# BROMLEY ESTATES

*Marbella*



## HOUSE 3 BEDROOMS 3 BATHROOMS IN RIO REAL

 Rio Real

REF# BEMR4387381 €1,495,000

BEDS

3

BATHS

3

BUILT

320 m<sup>2</sup>

PLOT

840 m<sup>2</sup>

TERRACE

100 m<sup>2</sup>

Available from 1st September 2024. This stunning, well designed and presented detached villa is located in the sought after area of Rio Real, Marbella, only a 5 minute drive to the beach and Marbella centre.

It enjoys sea views and an open outlook from its elevated position and was built with green energy and efficiency in mind thanks to a solar panel and storage battery installation.

The accommodation is distributed over three levels, with the open plan kitchen, living and dining room having floor to ceiling windows that open out onto a large terrace, with barbecue area. The central fireplace between the living and dining room area create a warm ambience during the short winter months. The German kitchen has a black granite counter top with extra bar area for 2 bar chairs, with matching black Smeg oven, Smeg American fridge/freezer and a Siemens dishwasher which is connected through an app for easy control.

The first floor provides a master en suite with super-sized walk in dressing room leading out to a terrace, where panoramic views of the sea and Mount La Concha can be enjoyed. There are two further guest bedrooms on this level that share a family bathroom.

The swimming pool tiles are special pool tiles from a Spanish company which give the garden a very exclusive look.

+34 952 939 460 · [info@bromleyestatesmarbella.com](mailto:info@bromleyestatesmarbella.com) Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

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The basement, which has some natural light, has 100m2 in total, which could be further developed into a games or cinema room or an additional bedroom if required.

All in all, this is a very well priced and super efficient villa, stunning and meticulously presented throughout in an attractive location with easy access to amenities.



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