



🏠 175 m<sup>2</sup> 📍 Marbella, Spain 💰 1 300 000 EUR / 32 708 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |                  |                                       |
|------------------------------------|-----------------------------------|------------------|---------------------------------------|
| Order number                       | <b>N7245</b>                      | Price            | <b>1 300 000 EUR / 32 708 000 CZK</b> |
| Address                            | <b>Marbella, Spain</b>            | Type             | <b>Houses</b>                         |
| Category                           | <b>Family House</b>               | Usable area      | <b>175 m<sup>2</sup></b>              |
| Number of rooms                    | <b>5 and more rooms</b>           | Land area        | <b>244 m<sup>2</sup></b>              |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Number of floors | <b>3</b>                              |
| Device                             | <b>Yes</b>                        | Terrace          | <b>207 m<sup>2</sup></b>              |

## About real estate

We offer for sale a modern townhouse located in a gated residential complex with 24 townhouses in the prestigious area of Rio Real in Marbella, Spain. Completed in June 2020, this residence combines elegant design, premium materials and a practical layout.

The house has four bedrooms, three bathrooms and one toilet, with the fourth bedroom located in the basement. The main floor offers a modern pass-through kitchen connected to the living area, which seamlessly connects to the terrace with garden. Upstairs you will find the master bedroom with en-suite bathroom, dressing room and terrace with sea views. There are also two additional bedrooms with a shared bathroom. On the roof terrace there is a solarium, ideal for relaxation and entertainment, with panoramic sea views.

The house features modern technology such as an aerothermal system, air conditioning, heated floors and video intercom. There are also two garage spaces. The residential complex offers beautifully landscaped gardens, two large swimming pools, a children's pool and a common playground, ensuring comfortable and safe living.

Rio Real is a popular location for family living due to its quiet surroundings, proximity to golf courses and easy access to Marbella's best beaches. Everything you need is within easy reach - the city centre is just minutes away, while Málaga airport is approximately 35 minutes away. The surrounding area offers a wide range of restaurants, beach clubs and attractive investment potential due to the nearby construction of the Four Seasons resort and high rental demand.

Please contact us for more information and full specifications.