

## 4 Bed Villa (Detached) For Sale

€1,795,000

Río Real, Costa del Sol

Ref: R4244305

MODERN NEWLY BUILT VILLA IN RIO REAL, MARBELLA. Key ready to move in (with optional furniture package).  
SPECIAL FEATURES OF THIS PROPERTY Kitchen equipped, Living room, Basement, Alarm installation, Salt water swimming pool, Parking with automatic sliding door, Electric shutters throughout, Electric sun screens at upper terrace and lower terrace, Close to schools, Sea view, Mountain view, Water underfloor heating by pellet heater, Laundry area, Big covered terrace, Porcelain floors, Big walk-in closet, Garden view, Panoramic view, Mountainside, Amenities near, Air conditioning, Fully fitted kitchen, Gas Fireplace with remote, Close to golf, Brand new, Excellent condition, Dining room, Guest toilet, Solar Installation for hot water, Solar installation for Electricity, Charge point for electri...

Telephone: +34 637 87 73 78

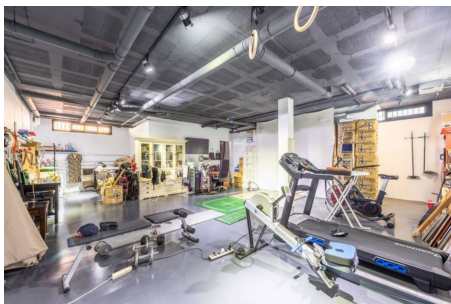
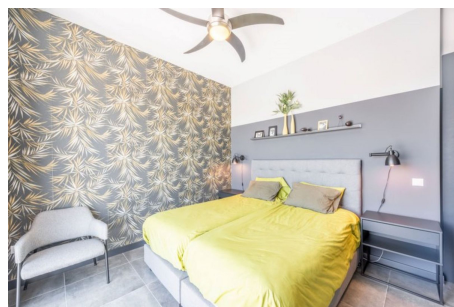
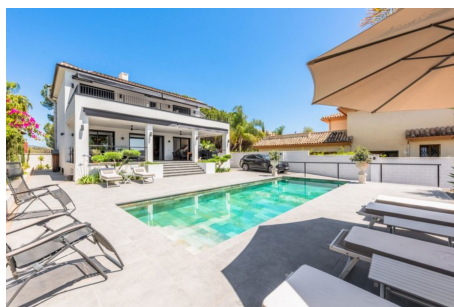
Email: [info@banusimmo.com](mailto:info@banusimmo.com)

La Reserva Del Alcuzcuz, La Azalia 1 -1B, 29679, Benahavis

*BanusImmo*  
MARBELLA



# Gallery



# Property Description

**Location:** Río Real, Costa del Sol, Spain

MODERN NEWLY BUILT VILLA IN RIO REAL, MARBELLA. Key ready to move in (with optional furniture package).

## SPECIAL FEATURES OF THIS PROPERTY

Kitchen equipped, Living room, Basement, Alarm installation, Salt water swimming pool, Parking with automatic sliding door, Electric shutters throughout, Electric sun screens at upper terrace and lower terrace, Close to schools, Sea view, Mountain view, Water underfloor heating by pellet heater, Laundry area, Big covered terrace, Porcelain floors, Big walk-in closet, Garden view, Panoramic view, Mountainside, Amenities near, Air conditioning, Fully fitted kitchen, Gas Fireplace with remote, Close to golf, Brand new, Excellent condition, Dining room, Guest toilet, Solar Installation for hot water, Solar installation for Electricity, Charge point for electric car, Battery installed for solar, Zero electricity costs!

Golf simulator with Flightscope radar to pay and practice golf.

The Villa is located in the quiet urbanisation Lomas del Pozuelo in the Rio Real area, next to elegant 'beach clubs' and one of the best golf courses on the Costa del Sol on your doorstep. 2 minutes from the city or the beach and 35 minutes from the airport. From the house 15 min. walk to the beach and 15 min. walk to arch of Marbella. The house has an elevated position in relation to the rest of the neighbourhood.

Electricity is provided by the 11,5 kw solar installation during the day, in the night electricity is provided by the solar batteries. Heating of the house is done by Pellet heater from famous Italian brand Ferrolli. The costs to heat up the house in winter time, 21 degrees living area, are more or less around 500 euro in total for the whole winter season.

The big swimming pool tiles are special pool tiles from Spanish company (Serena mix), this tiles give not only the pool but also the whole garden a very exclusive look, the looks you expect by a Villa with this price category. Swimming pool has also a shower area.

The German kitchen is equipped with a 90cm wide gas burner / electric oven of the brand Smeg, an Smeg American fridge / freezer with ice cubes, dishwasher of Siemens which is connected through app for control, Smeg extractor 90cm wide. The kitchen has a (nature stone) black granite counter top with extra bar area for 2 bar chairs. All Smeg appliances are black and harmonies with the black countertop and the white kitchen. Integrated Led Lighting strip with controller above counter top for ambiance lighting.

The basement has an 100m2 total, where a laundry area is created and the technical room, enough space for sports equipment!

3 bedrooms, 2 bathrooms, 1 main toilet.

Main floor 110m2 floor area + Covered terrace 60m2

First floor 110 m2 floor area + Terrace first floor 60m2 Basement 100 m2 floor area Pool 10 x 4

m.Pool paved area

100m<sup>2</sup>

Paved driveway of 140m<sup>2</sup> Plot size 840m<sup>2</sup>

Telephone: +34 637 87 73 78

Email: [info@banusimmo.com](mailto:info@banusimmo.com)

La Reserva Del Alcuzcuz, La Azalia 1 -1B, 29679, Benahavis

# Additional Info

For Sale	Beds: 4	Baths: 3
Type: Villa (Detached)	Area: 450 sq m	Land Area: 840 sq m
Garden	Pool	Setting: Close To Golf
Close To Port	Close To Shops	Close To Sea
Close To Town	Close To Schools	Orientation: South West
Condition: Excellent	Pool: Private	Climate Control: Air Conditioning
Views: Garden	Covered Terrace	Fitted Wardrobes
Private Terrace	Games Room	Storage Room
Utility Room	Ensuite Bathroom	Marble Flooring
Barbeque	Double Glazing	Basement
Furniture: Fully Furnished	Kitchen: Fully Fitted	Garden: Private
Parking: Open	Private	Utilities: Electricity
Drinkable Water	Solar water heating	Category: Investment
Luxury	Built Area : 450 sq m	Land Size : 840 sq m

Telephone: +34 637 87 73 78

Email: [info@banusimmo.com](mailto:info@banusimmo.com)

La Reserva Del Alcuizcuz, La Azalia 1 -1B, 29679, Benahavis