



R5358046

📍 Río Real

REF# R5358046 1.275.000 €

BEDS

6

BATHS

4

BUILT

327 m<sup>2</sup>

PLOT

626 m<sup>2</sup>

TERRACE

29 m<sup>2</sup>

Discover an exclusive Andalusian-style villa for sale in Marbella, a unique property that blends rustic charm with high-value real estate investment potential on the Costa del Sol.

This magnificent villa with panoramic sea and mountain views of the iconic La Concha offers privacy, spaciousness, and a prime location. Distributed over two floors plus a solarium, it provides an exceptional living experience, ideal as a primary residence, holiday home, or investment property.

The main floor features a bright and spacious living room with large windows framing stunning Mediterranean views, creating an elegant and welcoming atmosphere. There are several versatile rooms, including a separate lounge, a home office, and additional spaces that can easily be converted into bedrooms. The fully functional kitchen includes a breakfast bar and an independent pantry, complemented by a guest toilet. On this level, there are also two bedrooms with a shared bathroom adapted for people with reduced mobility, making this property especially suitable for multi-generational living or accessibility needs.

The outdoor area is one of the villa's key highlights: a large terrace with a wooden pergola, private swimming pool, mature gardens with fruit trees, and additional functional spaces including storage, laundry room, and a multi-purpose room ideal for an outdoor kitchen. The property also offers a covered garage and additional private parking within the plot. There is potential to fully adapt access for people with reduced

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mobility, enhancing both usability and property value.

On the upper floor, you will find four additional bedrooms, including the master suite with en-suite bathroom, walk-in wardrobe, and direct access to a ?????? terrace with breathtaking open views of the sea and La Concha mountain. From here, a spiral staircase leads to an impressive rooftop solarium with 360° panoramic views—perfect for enjoying the Mediterranean lifestyle year-round. The remaining bedrooms are spacious, bright, and feature built-in wardrobes and open views.

Located in the prestigious residential area of El Real Panorama, next to La Finca de Marbella, this villa sits in a ???? and secure environment with restricted resident access. Its excellent location places it just a 3-minute walk from the beach, the promenade, and the new Parque Mediterráneo—one of the largest beachfront sports complexes in Andalusia.

The property is also perfectly connected: only 5 minutes by car from Marbella town center, 10 minutes from Puerto Banús and San Pedro de Alcántara, and 15 minutes from Estepona. A strategic location combining tranquility, exclusivity, and proximity to all amenities.

A unique opportunity to acquire a villa with outstanding potential in one of the most sought-after areas of the Costa del Sol.



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