



**Energy efficient, contemporary villa for sale with sea views in a desirable residential community near Rio Real and Marbella centre**  
Marbella Area

House Plot 840 m<sup>2</sup> Built 320 m<sup>2</sup> - 3 3 # Ref. 155215

1.300.000 €

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## Spacious, modernist villa for sale in quiet urbanisation close to Rio Real and Marbella centre

### BACK ON THE MARKET

### PROPERTY HIGHLIGHTS

- Energy-conscious design.
- Excellent location close to amenities.
- Nice view of the La Concha mountain towards the coast.
- Magnificent, spacious terraces.

### THE LOCATION

**Ideally located in the outskirts of Marbella, close to local amenities, elegant beach clubs and to one of the most prominent golf courses on the Costa del Sol.**

Marbella centre with its beautiful sandy beaches and animated promenade can be reached in just 5 minutes' drive.

Malaga international airport is 35 minutes away by car.

### THE VILLA

#### In figures:

Plot size: 840m<sup>2</sup>  
Built-up area: 320m<sup>2</sup>  
3 Bedrooms  
3 Bathrooms  
Floors: 3

#### General:

**Elevated, flat plot.**

Manicured landscape garden.

**Large swimming pool with special tiles that create an exclusive effect.**

Open and covered terraces that, together with the garden, provide sufficient relaxation space.

Barbecue area on the covered terrace.

**View of the garden and of the iconic mountain La Concha, towards the Mediterranean Sea.**

## The villa itself:

### **Recently built detached villa.**

Finished with high-quality appliances.

### **Modern, characterful interior with retro designer pieces.**

Long driveway with parking for several cars.

Large living room with TV lounge.

### **A partition with a double-sided fireplace separating the living from the dining room.**

Open, fully equipped kitchen with black granite worktop and bar area with 2 bar stools.

### **High sliding windows that provide plenty of light and a seamless transition between interior and exterior.**

Natural stone floors for indoors and outdoors.

3 Bedrooms and 3 bathrooms.

Master bedroom with en-suite bathroom, dressing room and access to a vast terrace with panoramic views of the sea and La Concha mountain.

On the lower floor a laundry, technical area and a **multifunctional space** that could possibly be converted into a playroom, home cinema or an extra guest bedroom.

## Other features:

### **Solar Panels and a storage battery.**

Automatic awning.

Outdoor lighting.





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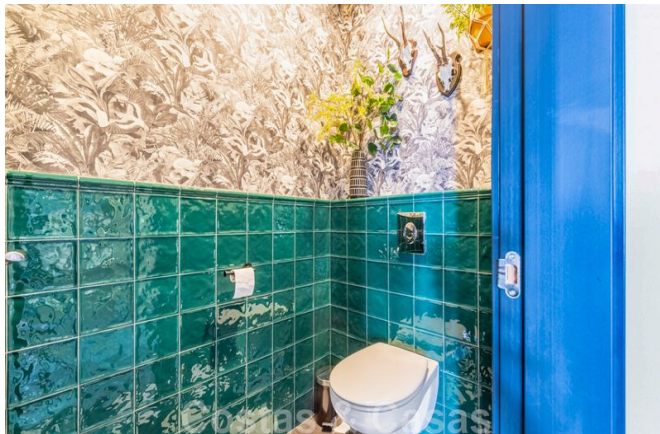
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