



Detached Villa for sale in Río Real, Marbella

925,000 €

Reference: R4360555 Bedrooms: 4 Bathrooms: 3 Plot Size: 600m² Build Size: 149m² Terrace: 36m²





Costa del Sol, Río Real

Excellent opportunity to acquire a corner plot of 600m² with a charming rustic villa of 149m². The property features an entrance hall that leads to a spacious hallway and a large living-dining room with high ceilings. From here, there is access to a generous covered terrace/porch with beautiful views over the expansive garden, where a swimming pool can be built. From the living room, there is access to two guest bedrooms with built-in wardrobes and a shared bathroom located in the hallway. The entrance hallway also leads to a separate kitchen with a closed terrace/laundry area and direct access to the garden that surrounds the house. Additionally, from the hallway, you reach the spacious master bedroom, which includes a full en-suite bathroom and a walk-in closet. This bedroom also opens out to another of the terraces that wrap around the property. The property also includes a garage on the ground floor and a separate guest/staff apartment, which consists of one bedroom, a living-dining area with an open-plan kitchen, and a bathroom with shower. This apartment has direct access to the garden. Although the house is older and requires renovation, the property offers excellent investment potential, either for a full refurbishment or to build a new villa on the existing plot. Urban planning regulations allow for the construction of a ground floor plus an upper floor, and a basement is also permitted. According to the Marbella Urban Planning Regulations from 1986 (PGOU-86), the minimum plot size is 500m², with a buildability of 0.35m²/m² and a maximum occupancy of 30%. The location is unbeatable, in the well-known El Real Panorama area, just a short distance from the exclusive La Finca de Marbella residential development. This is a peaceful residential area, within walking distance of the synagogue and just 3 minutes' walk to the beach, the promenade, and the new Mediterranean Park—a 40,000m² natural area that connects directly with the seafront. The park is one of the largest beach sports complexes in Andalusia, featuring five beach volleyball courts, three beach soccer pitches, a beach handball court, yoga areas, and a large children's play zone. The property is also close to Marbella town—just a 35-minute walk along the promenade, or 5 minutes by car. It is 10 minutes from Puerto Banús and San Pedro, and 15 minutes from Estepona. The villa boasts stunning views of Marbella's iconic mountain, "La Concha."



Features:

Features

Covered Terrace
Near Transport
Private Terrace
Storage Room
Ensuite Bathroom
Marble Flooring
Double Glazing
Fitted Wardrobes
Guest Apartment
Utility Room
Near Church

Setting

Close To Golf
Close To Port
Urbanisation
Close To Sea
Close To Shops
Close To Town
Close To Schools
Close To Marina

Garden

Private

Utilities

Electricity
Drinkable Water

Orientation

East
West

Condition

Renovation Required

Security

Gated Complex
Alarm System
Entry Phone

Category

Reduced
Holiday Homes
Investment
Resale
Contemporary

Views

Mountain
Garden

Furniture

Not Furnished

Parking

Garage
Private