



## DETACHED VILLA FOR SALE IN RÍO REAL

**Price:** 1,600,000 €

**Ref:** R5340649

**Bedrooms:** 3

**Bathrooms:** 2

**Built size:** 233 m<sup>2</sup>

**Plot/Garden:** 1050 m<sup>2</sup>

**Terrace:** 70 m<sup>2</sup>

Exclusive Independent Villa with Private Pool & 1,050 m<sup>2</sup> Plot – Río Real, Marbella  
Discover this elegant independent two-storey villa in the prestigious gated community, one of Marbella's most exclusive and peaceful residential areas.

Set on a generous 1,050 m<sup>2</sup> plot with south orientation, the property enjoys exceptional natural light and offers the perfect balance of indoor comfort and outdoor living.

### Key Features

233 m<sup>2</sup> built | 200 m<sup>2</sup> useful

3 double bedrooms | 2 bathrooms

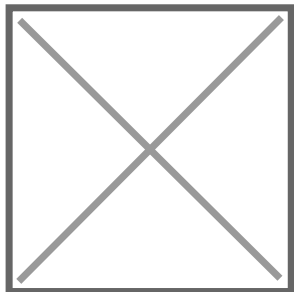
Spacious living-dining room with large windows opening onto the porch and garden

Independent fully equipped kitchen with access to a second porch  
Covered porch + 70 m<sup>2</sup> terrace area

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Precio no incluye gastos ni tributos. Gastos adicionales por parte del comprador: Impuesto Sobre Transmisiones (8% hasta 400.000€, 9% de 400.000 a 700.000€ y 10% a partir de 700.000€), Actos Jurídicos Documentados 1,5% sobre el precio de compra, gastos de registro y notaría. Ficha informativa a su disposición en nuestra oficina según Decreto 218/2005 de 11/Oct.

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP (8% up to 400.000 euros, 9% from 400.000 to 700.000 euros and 10% from 700.000 euros) or, alternatively 10% VAT and AJD (1.5% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th



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