

THE  LIST  
SINGULAR HOMES

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4 AND 5 BEDROOM SEMI-DETACHED HOUSES

AssetFolio™ | **excl.**

## THE LIST

The List - Río Real is Marbella's premier collection of 27 luxurious 4 and 5 bedroom semi-detached houses, meticulously crafted for those who appreciate the finer things in life. Each home showcases contemporary architecture and sophisticated design, with spacious open-plan living areas that seamlessly blend indoor and outdoor spaces.

Nestled in the prestigious neighbourhood of Río Real, these exceptional properties offer breathtaking views and easy access to the region's finest amenities, including pristine beaches, gourmet dining, and vibrant nightlife.

Indulge in the ultimate lifestyle of comfort and elegance, where each semi-detached house is a sanctuary designed for relaxation and entertainment.







## ARCHITECTURE

The List features 27, 4 and 5 bedroom semi-detached houses, with extraordinary designs arising from the prestigious architect Ismael Mérida. His philosophy of making dreams come true, combined with interior design concepts like "Feng Shui," has made stunning projects such as The List Río Real and Sierra Blanca possible in Marbella.

This new concept of home prioritises the comfort of owners, seamlessly combining shapes, rooms, and light to merge indoor and outdoor spaces into a single harmonious environment that blends beautifully with the surrounding nature.

With clean lines, expansive windows, and innovative design elements, each residence invites natural light and breathtaking views, creating a serene retreat.







## PRIVILEGED LOCATION

The List is ideally situated in one of the most sought-after areas of the Costa del Sol, offering residents unparalleled access to the region's finest attractions. Nestled in a tranquil yet vibrant neighbourhood, this prime location is just minutes away from pristine beaches, renowned golf courses, and exclusive dining options.

The area boasts excellent connectivity, ensuring that Gibraltar and Málaga international airports are within easy reach.

In addition to its natural beauty and cultural offerings, The List is close to top-rated schools, healthcare facilities, and recreational amenities, providing a perfect blend of convenience and lifestyle.

## HOMES

The 4 and 5 bedroom semi-detached houses at The List boast exceptional facilities designed for modern living and enhanced lifestyles. The white colour and modern architecture highlight the most beautiful aspects of the Mediterranean essence, both inside and out.

Each home features spacious open-plan living areas, perfect for entertaining family and friends, with interiors designed to a high level of finish that prioritise comfort. Enjoy state-of-the-art kitchens equipped with high-end appliances, stylish cabinetry, and ample counter space, making meal preparation a delight.











## HOMES

The homes are distributed across a basement, ground floor, first floor, and solarium with a swimming pool, providing plenty of space for relaxation and recreation. Luxurious bedrooms come with en-suite bathrooms and built-in wardrobes, ensuring privacy and convenience. Due to the spacious rooms and large windows, light and nature are integral to every space, creating a seamless fusion of indoor and outdoor living. To enhance convenience, each property includes an underground garage, minimising vehicle traffic within the development and promoting a serene environment.

With integrated smart home technology and sustainable features, The List combines elegance, comfort, and innovation, creating a luxurious living experience where every detail has been thoughtfully considered.







## COMMUNITY

Located within a beautifully designed development, The List offers a range of exclusive facilities that enhance residents' quality of life. Set amid expansive gardens, the communal area provides a serene backdrop for relaxation and leisure, making The List the perfect place to call home. The communal space features a large outdoor swimming pool with a luxurious sun deck, ideal for unwinding under the sun or enjoying a refreshing swim. Surrounded by lush greenery, this serene retreat is just steps from your front door.

Residents enjoy a fully equipped gym, complete with a sauna, Turkish bath, and massage room, offering comprehensive wellness options for relaxation and rejuvenation. The wellness facilities provide a daily escape to unwind and recharge. Meandering paths through the development lead to each home, offering a peaceful setting for walks and fostering a tranquil, community-centred atmosphere.







## CONCIERGE

The List offers you the new and exclusive service “My Concierge Marbella”, with which you will have all the benefits of having a personal assistant with no need to hire one.

The “My Concierge Marbella” service takes care of all your needs: event planning and organisation, restaurant reservations, private security, domestic services, vehicles and chauffeur, insurance, legal services and much more.

At The List, we care about well-being, and thanks to the “My Concierge Marbella” service, we make life easier and even more comfortable.

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		BEDROOMS	BATHROOMS	BUILT AREA m <sup>2</sup>	TERRACES m <sup>2</sup>	BASEMENT m <sup>2</sup>	PARKING m <sup>2</sup>	GARDEN m <sup>2</sup>	TOTAL m <sup>2</sup>	PRICES
BLOCK 1	HOUSE 2	4	5	217,35	145,8	63,32	2	18,52	426,47	1.960.000 €* <sup>*</sup>
BLOCK 1	HOUSE 3	4	5	217,35	145,8	63,32	2	20,83	426,47	1.675.000 €
BLOCK 2	HOUSE 5	4+1	5+1	235,25	191,65	79,41	2	66,82	506,31	1.820.000 €
BLOCK 2	HOUSE 6	4	5	217,35	157,43	63,32	2	12,24	438,1	1.775.000 €
BLOCK 3	HOUSE 9	4	5	217,35	145,8	63,32	2	19,84	426,47	1.960.000 €
BLOCK 3	HOUSE 10	4	5	217,35	145,8	63,32	2	20,43	426,47	1.960.000 €
BLOCK 6	HOUSE 21	4	5	217,35	145,8	63,32	2	18,52	426,47	1.960.000 €

House 2: \*Vivienda amueblada por JAFlores Design

La presente lista de precios es a efectos meramente informativo, por lo que no es contractual, y podrá variar conforme al criterio Asset Folio Excl. en cualquier momento o bien por venta de los modelos señalados.

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AssetFolio<sup>™</sup> | **excl.**

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Exclusive Agent

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Architect



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Developer