

**Sales - Apartment - Marbella**  
**2.095.000€**



**Ref.-ID: MIBGR5363083**

**Marbella**

**Apartment**

**Community: 4,716 EUR / year**

**IBI: 2,729 EUR / year**



**4**



**3.5**



**567 m2**



**62 m2**

Located in the sought-after Birdie Club complex in Río Real, East Marbella, this impressive south-facing duplex offers generous living spaces, abundant natural light, and a versatile layout ideal for family living. Set within a well-maintained urbanisation featuring a swimming pool and children's park, the property also benefits from direct street access with a security barrier, ensuring both convenience and peace of mind. The home is distributed over two levels and comprises four bedrooms, three bathrooms—two of them en-suite—and a guest toilet on the main floor. The main level is designed for day-to-day living and entertaining, accessed via a spacious terrace connected to the communal pool area. Upon entering, a large entrance hall creates a strong sense of space and could even be adapted into an additional room if desired. This floor also includes a bright and generously sized kitchen with a separate utility terrace, as well as an expansive living and dining area that opens onto a large south-facing terrace, perfect for enjoying the sun throughout the day. The lower level is dedicated to the sleeping quarters. The principal bedroom features an en-suite bathroom and direct access to a wide terrace with a charming private garden. A second bedroom also benefits from an en-suite bathroom and shares this outdoor space. Two additional bedrooms are positioned near a third bathroom and have access to a large covered interior terrace, a highly versatile area that can be adapted as a leisure space, entertainment room, or relaxation zone. Offering multiple outdoor areas, excellent orientation, and a flexible layout, this property is perfectly suited for families seeking comfort, space, and quality of life. Its location in Río Real places it just minutes from the beach, golf courses, Marbella centre, and a wide range of amenities, making it an outstanding choice for both permanent living and investment.

- |   |  |  |  |  |   |
|---|--|--|--|--|---|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Golf</li><li>✓ Close To Port</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</li></ul> | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Renovation Required</li></ul> | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>   | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul>                                    | <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ WiFi</li><li>✓ Ensuite Bathroom</li><li>✓ Double Glazing</li></ul> |
| <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Partially Fitted</li></ul>   | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>    | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li></ul>        | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Covered</li></ul> | <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li><li>✓ Telephone</li></ul> | <b>Category</b> <ul style="list-style-type: none"><li>✓ Luxury</li></ul>  |