



**Ref.-ID: MIBGR5119780**

**Río Real**

**Apartment**

**Community: 6,000 EUR / year**

**IBI: 1,215 EUR / year**

**Rubbish: 186 EUR / year**



**2**



**2**



**135 m2**

This spacious top floor apartment is perfect both as a vacation home and as a permanent residence due to its proximity to the beach, schools, and just a few minutes from the center of Marbella and all amenities. The property has a spacious and bright living-dining room that opens onto a large terrace, ideal for enjoying the sun and the tranquility of the surroundings. The semi-open kitchen is fully equipped, offering a functional and cozy space. With two bedrooms, one of them with an en-suite bathroom and underfloor heating, it has built-in wardrobes in both bedrooms and in the entrance hall, maximizing storage space. The gated community with only 29 residents offers: a swimming pool, beautiful gardens, outdoor parking for guests, and perimeter security cameras. It also includes a garage space and an underground storage room. Located in a quiet, sought-after, and well-connected area, you will be very close to the best beaches in eastern Marbella and numerous golf courses.

**Setting**

- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

**Features**

- ✓ Lift
- ✓ Private Terrace
- ✓ Solarium
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring

**Orientation**

- ✓ South East

**Furniture**

- ✓ Optional

**Condition**

- ✓ Good

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal

**Security**

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System

**Climate Control**

- ✓ Air Conditioning
- ✓ U/F/H Bathrooms

**Parking**

- ✓ Underground

**Views**

- ✓ Mountain
- ✓ Golf
- ✓ Garden
- ✓ Pool

**Category**

- ✓ Resale