

**Sales - Apartment - Río Real**  
**525.000€**

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**Ref.-ID: MIBGR5161423**

**Río Real**

**Apartment**

**Community: 2,352 EUR / year IBI: 922 EUR / year**

**Rubbish: 150 EUR / year**



**3**



**2**



**114 m2**



**70 m2**

Corner ground-floor apartment with great potential and garden in Río Real, Marbella Set in the prestigious enclave of Río Real, Marbella East, this distinctive ground-floor home is located within a well-maintained residential community offering comfort, security, and an exclusive setting. The property benefits from its corner position, providing excellent privacy and outstanding natural light. With a triple orientation (South, East, and North), every room enjoys bright daylight throughout the day. With 114 m<sup>2</sup> built, the interior offers a practical layout comprising three bedrooms, two bathrooms, and a spacious living area with direct access to the outdoor spaces. The home is complemented by a 22 m<sup>2</sup> terrace that connects to a generous, exclusive-use garden area of approximately 70 m<sup>2</sup> (annex area not included in the Title Deed), creating the perfect spot to enjoy the Mediterranean lifestyle year-round. This property is an ideal opportunity for buyers seeking a full renovation project, with the potential to create a bespoke home in a prime location. In addition, the building benefits from a First Occupancy Licence (LPO) and excellent communal facilities, including a swimming pool surrounded by landscaped green areas and underground communal parking. A unique option for those looking for a ground-floor home with outdoor space in one of Marbella's most sought-after residential areas, just minutes from the beach, golf courses, and local amenities.

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|--|--|--|---|--|---|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Frontline Golf</li><li>✓ Suburban</li><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><li>✓ Close To Forest</li><li>✓ Close To Marina</li><li>✓ Urbanisation</li></ul> | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ North</li><li>✓ East</li><li>✓ South East</li><li>✓ South</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li><li>✓ Renovation Required</li><li>✓ Restoration 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>✓ Pre Installed A/C</li><li>✓ Cold A/C</li></ul>  | <b>Views</b> <ul style="list-style-type: none"><li>✓ Mountain</li><li>✓ Golf</li><li>✓ Country</li><li>✓ Garden</li><li>✓ Pool</li><li>✓ Courtyard</li><li>✓ Forest</li></ul> |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Lift</li><li>✓ Fitted Wardrobes</li><li>✓ Private Terrace</li><li>✓ Utility Room</li><li>✓ Ensuite Bathroom</li></ul>  | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Not Furnished</li></ul>   | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</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>✓ Underground</li><li>✓ Covered</li><li>✓ Street</li><li>✓ Communal</li><li>✓ Private</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>✓ Cheap</li><li>✓ Holiday Homes</li><li>✓ Investment</li><li>✓ Resale</li></ul>  |  |  |   |  |   |