



**Ref.-ID: MIBGR5308258**

**Río Real**

**Apartment**

**Community: 1,920 EUR / year**

**IBI: 800 EUR / year**

**Rubbish: 172 EUR / year**



**2**



**2**



**109 m2**

Set in one of Marbella's most exclusive and peaceful residential areas, Las Lomas de Río Real, this elegant first floor apartment perfectly combines comfort, space, and a privileged setting. The Property offers 120 m<sup>2</sup> of built space, thoughtfully laid out to provide bright, generous interiors, complemented by a 20 m<sup>2</sup> south facing private terrace. The apartment features two bedrooms and two full bathrooms, including a master en-suite, with plenty of wardrobe space. The spacious and inviting living room opens directly onto the terrace, with nice open views the gardens and greenery. A private garage space is included. Ideally located just minutes from Río Real Golf Course, Costa del Sol Hospital, Marbella's finest beaches, and renowned restaurants such as Trocadero, with excellent access to Marbella town centre. 2B/2B - Built: 109 sqm. - Terrace: 20 sqm.

**Setting**

- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Private Terrace
- ✓ Marble Flooring
- ✓ Double Glazing

**Category**

- ✓ Resale

**Orientation**

- ✓ South

**Furniture**

- ✓ Not Furnished

**Condition**

- ✓ Fair

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal

**Garden**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning
- ✓ Fireplace

**Security**

- ✓ Gated Complex

**Views**

- ✓ Garden

**Parking**

- ✓ Underground