

**Sales - Apartment - Río Real**

**545.000€**

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

Rubbish: 150 EUR / year



3



2

114 m<sup>2</sup>70 m<sup>2</sup>

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.

**Setting**

- Frontline Golf
- Suburban
- Close To Golf
- Close To Port
- Close To Shops
- Close To Sea
- Close To Town
- Close To Schools
- Close To Forest
- Close To Marina
- Urbanisation

**Orientation**

- North
- East
- South East
- South

**Condition**

- Good
- Renovation Required
- Restoration Required

**Pool**

- Communal

**Climate Control**

- Pre Installed A/C
- Cold A/C

**Views**

- Mountain
- Golf
- Country
- Garden
- Pool
- Courtyard
- Forest

**Features**

- Covered Terrace
- Lift
- Fitted Wardrobes
- Private Terrace
- Utility Room
- Ensuite Bathroom

**Furniture**

- Not Furnished

**Kitchen**

- Fully Fitted

**Security**

- Gated Complex

**Parking**

- Underground
- Covered
- Street
- Communal
- Private

**Utilities**

- Electricity
- Drinkable Water
- Telephone

**Category**

- Cheap
- Holiday Homes
- Investment
- Resale







































