

## Sales - Apartment - Marbella

# 1.735.000€

**Marbella**

**Apartment**

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

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



**4**



**4**



**567 m2**

Located in the sought-after Birdie Club complex in Río Real, in the eastern area of Marbella and designed by the renowned architect Dr. Fernando Hidalgo. 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 residential community featuring a swimming pool and children's playground, the property also benefits from direct street access with a security barrier, ensuring convenience and peace of mind. The home is arranged over two levels and comprises four bedrooms, three bathrooms (two of them en suite), and an additional guest bathroom on the main floor. This level is designed for everyday living and entertaining, with access from a large terrace connected to the communal pool area. Upon entering, a spacious entrance hall creates a strong sense of openness and could even be adapted as an additional room if desired. Also on this floor is a bright, generously sized kitchen with an independent utility terrace, as well as a spacious living-dining room that opens onto a large south-facing terrace, perfect for enjoying the sun throughout the day. The lower floor is dedicated to the bedrooms. The principal bedroom features an en-suite bathroom and direct access to a large terrace with a charming private garden. A second bedroom also has an en-suite bathroom and shares this outdoor space. The other two bedrooms are located next to a third bathroom and have access to a large enclosed interior terrace, a highly versatile area that can be adapted as a leisure space, entertainment room, or relaxation area. Offering multiple outdoor spaces, an excellent orientation, and a flexible layout, this property is perfect for families seeking comfort, space, and quality of life. Its location in Río Real places it just minutes from the beach, golf courses, Marbella town center, and a wide range of services, making it an outstanding option both as a permanent residence and as an investment. It is located next to the area where the Four Seasons is going to be built and, consequently, the improvement of infrastructure such as road access, the beach, and leisure areas, among others. As well as the imminent opening of the Hyatt (where the Incosol hotel was formerly located). A wonderful area in which to invest in this magnificent duplex.

### Setting

- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

### Climate Control

- ✓ Air Conditioning

### Security

- ✓ Gated Complex

### Orientation

- ✓ South

### Features

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Double Glazing

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

### Condition

- ✓ Renovation Required

### Kitchen

- ✓ Partially Fitted

### Category

- ✓ Luxury

### Pool

- ✓ Communal

### Garden

- ✓ Private































