

## Sales - Apartment - Marbella

# 464.000€

Marbella

Apartment

Community: 2,160 EUR / year

IBI: 900 EUR / year



3



2



136 m2



50 m2

Exclusive ground floor apartment with garden in Río Real, Marbella. Discover this magnificent ground floor property located in one of the most sought-after and peaceful areas of Río Real, Marbella, just minutes from the town center and the beach, and very close to the prestigious Río Real golf course. The property stands out for its excellent layout and abundant natural light, offering three spacious bedrooms and two full bathrooms, one of which is en suite. The spacious and inviting living room opens directly onto the outdoors, creating a seamless connection between the interior and the natural surroundings. One of its biggest attractions is its 50 m<sup>2</sup> private garden, ideal for enjoying the Mediterranean climate all year round, along with a pleasant terrace perfect for outdoor meals or relaxing moments. The house is completed with Garage space included, providing convenience and security. Located in a well-maintained residential area and surrounded by green spaces, this property combines tranquility, privacy and proximity to all services, as well as its proximity to the golf course, making it an ideal option both as a permanent residence and as an investment on the Costa del Sol.

### Setting

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

### Climate Control

- ✓ Air Conditioning

### Kitchen

- ✓ Fully Fitted

### Category

- ✓ Resale

### Orientation

- ✓ South East
- ✓ South West

### Views

- ✓ Golf

### Garden

- ✓ Communal

### Condition

- ✓ Restoration Required

### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Private Terrace

### Security

- ✓ Gated Complex

### Pool

- ✓ Communal

### Furniture

- ✓ Not Furnished

### Parking

- ✓ Underground





























