



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

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

Rubbish: 150 EUR / year



3



2

114 m²70 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 m² 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 m² terrace that connects to a generous, exclusive-use garden area of approximately 70 m² (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

Climate Control

- ✓ Pre Installed A/C
- ✓ Cold A/C

Kitchen

- ✓ Fully Fitted

Category

- ✓ Cheap
- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale

Orientation

- ✓ North
- ✓ East
- ✓ South East
- ✓ South

Views

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

Security

- ✓ Gated Complex

Condition

- ✓ Good
- ✓ Renovation Required
- ✓ Restoration Required

Features

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

Parking

- ✓ Underground
- ✓ Covered
- ✓ Street
- ✓ Communal
- ✓ Private

Pool

- ✓ Communal

Furniture

- ✓ Not Furnished

Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone







































