

**Ref.-ID: MIBGR5216704**

**Río Real**

**Apartment**

**Community: 1,392 EUR / year IBI: 802 EUR / year**

**Rubbish: 196 EUR / year**



**2**



**3**



**110 m2**

Elegant and bright apartment with partial golf course views in a prime location in Marbella Welcome to a unique property that combines light, spaciousness, and architectural quality in one of Marbella's most beautiful areas. Here you'll enjoy tranquility and nature, just a five-minute walk from the beach and several golf courses, with an exceptional quality of life. The property boasts a total of 142 m², of which 110 m² comprise the living space and 32 m² a private terrace. The apartment is entirely exterior-facing and very bright thanks to its southeast orientation. The spacious living-dining room is bathed in natural light and offers views of the golf course. From the dining area, you can also appreciate the mountains. The spacious terrace offers more than enough room for a dining table and sun loungers. It's the perfect place to relax or share moments with friends under the Andalusian sun. The spacious master bedroom features an en-suite bathroom with a bathtub, ample wardrobes, and room for a double bed and a desk. The second bedroom offers excellent space for two single beds and a large, elegant en-suite bathroom. There is also a separate guest toilet. The property includes a parking space and a very spacious storage room. It is located 5 minutes from the center of Marbella, a 5-minute walk from the best beaches on the Costa del Sol with pedestrian access to Marbella town via the promenade, 2 minutes from La Cañada Shopping Center, and 30 minutes from Malaga International Airport. An ideal property for those seeking something truly special, combining design, light, and comfort in one of Marbella's most desirable residential areas.

#### **Setting**

- ✓ Frontline Golf
- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Urbanisation

#### **Climate Control**

- ✓ Air Conditioning

#### **Kitchen**

- ✓ Fully Fitted

#### **Utilities**

- ✓ Electricity
- ✓ Drinkable Water

#### **Orientation**

- ✓ East
- ✓ South East
- ✓ South

#### **Views**

- ✓ Mountain
- ✓ Golf
- ✓ Pool

#### **Garden**

- ✓ Communal

#### **Category**

- ✓ Investment

#### **Condition**

- ✓ Excellent

#### **Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Ensuite Bathroom
- ✓ Domotics
- ✓ Fiber Optic

#### **Security**

- ✓ Gated Complex
- ✓ Electric Blinds

#### **Pool**

- ✓ Communal

#### **Furniture**

- ✓ Part Furnished

#### **Parking**

- ✓ Underground

















































