

**Ref.-ID: MIBGR5324209**

**Marbella**

**Apartment**

**Community: 3,960 EUR / year**

**IBI: 600 EUR / year**



Discover this stunning duplex in the prestigious Birdie Club of Río Real, Marbella, where every day is filled with Mediterranean light and golden sunsets. Completely renovated in 2024 with top-quality materials, this home perfectly blends modern style, comfort, and the sought-after coastal lifestyle. The main living area is bright and spacious, seamlessly connected to a fully equipped modern kitchen, creating an ideal space for entertaining or enjoying family time. The property features three generous bedrooms, two full bathrooms, and a guest toilet, all designed with elegance and practicality in mind. A highlight of the home is its four private terraces, perfect for enjoying the sun throughout the day. The southwest-facing terrace offers breathtaking views of the Mediterranean Sea, while the north-facing terraces provide a peaceful setting with mountain views. The duplex is sold fully furnished, with carefully selected décor that enhances its sophisticated and welcoming atmosphere. The location is unbeatable: only 700 meters from Playa de Río Real and the renowned Trocadero Arena, just a 2-minute drive away. Residents can enjoy a large communal swimming pool surrounded by beautifully maintained gardens and secure underground parking, providing convenience and peace of mind. This duplex is more than a home – it's a Mediterranean lifestyle experience, combining sun, luxury, and tranquility in an exclusive setting. Don't wait – contact us for more information or to arrange a private viewing.

**Setting**

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

**Climate Control**

- ✓ Air Conditioning
- ✓ Fireplace

**Garden**

- ✓ Communal

**Orientation**

- ✓ East
- ✓ West

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Country
- ✓ Garden

**Security**

- ✓ Gated Complex
- ✓ Alarm System

**Condition**

- ✓ Excellent
- ✓ Recently Renovated

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Double Glazing

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ Private

**Pool**

- ✓ Communal

**Kitchen**

- ✓ Fully Fitted









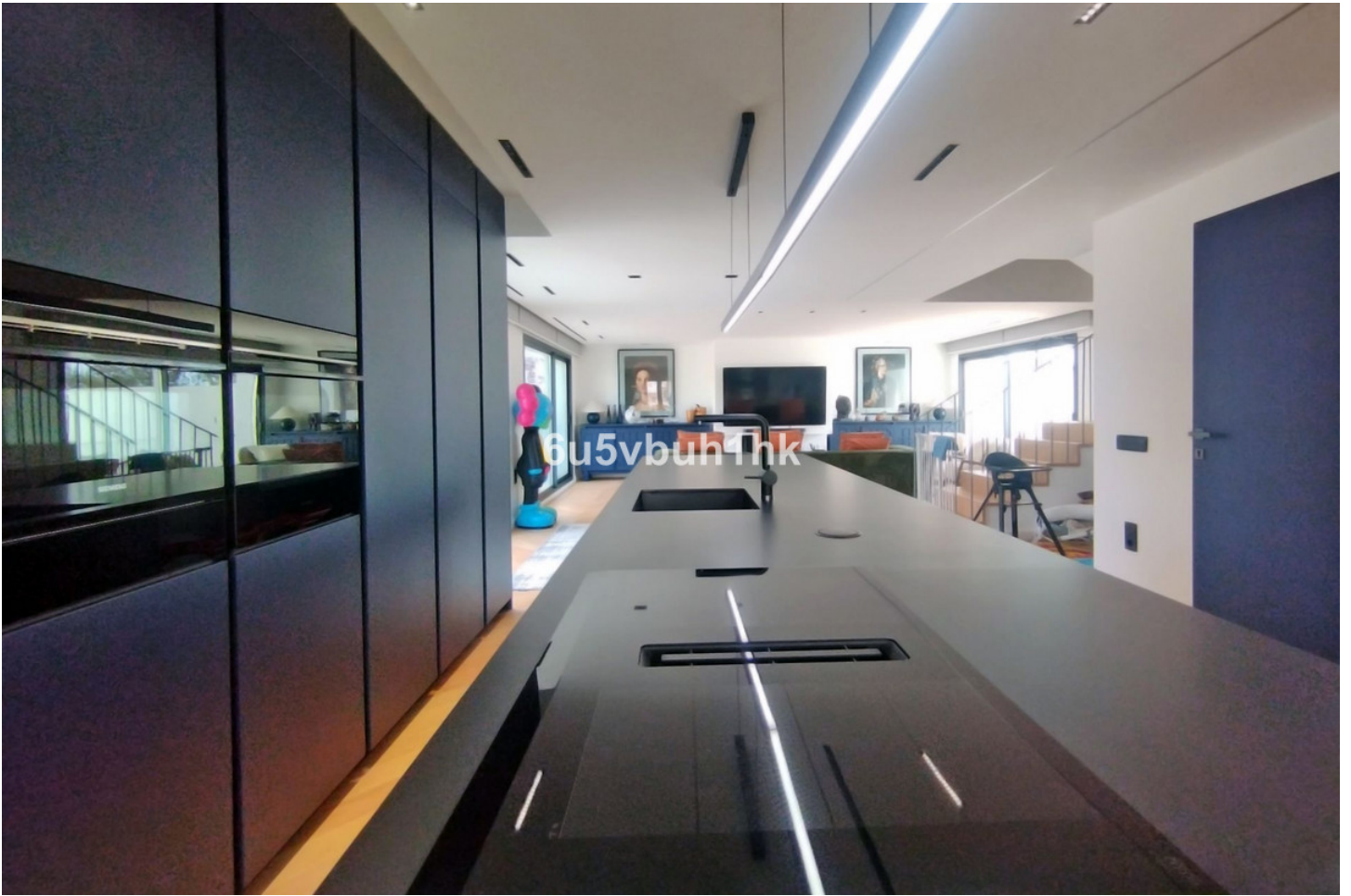


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