

Ref.-ID: MIBGR5495875

Río Real

Apartment

Community: 3,696 EUR / year IBI: 1,200 EUR / year

Rubbish: 180 EUR / year



2



2



170 m2

Space, privacy and capital appreciation potential in Río Real 2 bedrooms · 170 m² built area · West-facing · Parking space and storage room Set in Río Real, one of East Marbella's most appealing residential areas, this spacious apartment is surrounded by golf and greenery. Its west-facing aspect brings afternoon light, while its generous rooms make it equally suited to year-round living or a second home. The apartment features marble floors and is located in a private residential complex with two swimming pools and tropical gardens. It includes a 21 m² parking space and a 7 m² storage room. Its location adds to its appeal: close to Río Real Golf, the beaches, restaurants and Marbella town centre. Planned developments in the area -including Four Seasons Marbella, the redevelopment of Incosol and Neinor's new residential project -further strengthen its potential for capital appreciation. Sources: Immobel, Marbella Town Hall and Neinor Homes. A home to enjoy today, in an area with a promising future.

Setting

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

Climate Control

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ U/F Heating

Kitchen

- ✓ Fully Fitted

Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

Orientation

- ✓ West

Views

- ✓ Mountain
- ✓ Panoramic

Garden

- ✓ Communal
- ✓ Landscaped

Category

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment

Condition

- ✓ Good

Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Marble Flooring

Security

- ✓ Gated Complex
- ✓ Electric Blinds

Pool

- ✓ Communal
- ✓ Children`s Pool

Furniture

- ✓ Not Furnished

Parking

- ✓ Underground
- ✓ Garage
- ✓ Private















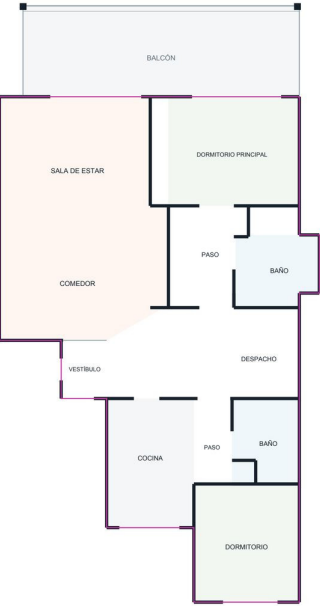






PLANO DE DISTRIBUCIÓN Y SUPERFICIES

Vivienda - Urbanización Golf-Río Real, Altamira I - Marbella



CUADRO DE SUPERFICIES

Datos catastrales - superficies construidas

Destino	Área
Vivienda	170 m²
Aparcamiento	21 m²
Almacén	7 m²
Elementos comunes	— 17 m²
TOTAL CONSTRUIDO	215 m²

FUENTES
Croquis facilitado por la vivienda - Consulta descriptiva y gráfica catastral de la vivienda

PLANO ORIENTATIVO