

**Ref.-ID: MIBGR5316565**

**Río Real**

**Apartment**



**2**



**3**



**186 m2**

If you want to rent a spacious luxury apartment 5 minutes from the center of Marbella and 200 meters from the sea, this is your new home. Over 180 square meters of tastefully decorated and newly renovated space. For long-term rentals, 2 bedrooms and an office that can serve as a third bedroom or staff quarters, 2 bathrooms and a toilet, south-facing with magnificent sea views. Small terrace on the cool rear side, ideal for warm summer days. The famous Trocadero Arena beach restaurant is 200 meters away. The apartment has a parking space and communal parking for visitors. Swimming pools for adults and children, beach bar with communal barbecue. Community fees shall be paid by the landlord. Utilities billed individually by meter (water, electricity, gas): these depend on consumption and shall be paid by the tenant (Art. 20.3 LAU). Legal security deposit: One month's rent (Art. 36.1 LAU). Optional additional security deposit: [X] months' rent (Art. 36.5 LAU, maximum 2 months' rent). Real estate agency fees and contract formalization costs are the responsibility of the landlord (Art. 20.1 LAU). In Andalusia, there is an exemption for leases of primary residences pursuant to Art. 33.2.24 of Law 5/2021 on Assigned Taxes regarding the ITP. This information is for guidance only and is provided in accordance with Art. 20.1.c) TRLGDCU. LSC

**Orientation**

✓ South

**Features**

✓ Lift

✓ Wood Flooring

**Pool**

✓ Communal

**Furniture**

✓ Fully Furnished

**Climate Control**

✓ Central Heating

**Kitchen**

✓ Fully Fitted

**Views**

✓ Sea

**Utilities**

✓ Drinkable Water





















