

# Продажа - Апартамент - Río Real

## 499.000€

**Río Real**

**Апартамент**

**Коммунальные: 1,392 EUR / год**

**ИБИ: 1,300 EUR / год**

**Мусор: 196 EUR / год**



**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 m<sup>2</sup>, of which 110 m<sup>2</sup> comprise the living space and 32 m<sup>2</sup> 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.

### Расположение

- ✓ Первая линия гольфа
- ✓ Рядом с гольф-полем
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с лесом
- ✓ Урбанизация

### Климат-контроль

- ✓ Кондиционер

### Кухня

- ✓ Полностью оборудованная

### Коммунальные услуги

- ✓ Электричество
- ✓ Питьевая вода

### ОРИЕНТАЦИЯ

- ✓ Восток
- ✓ Юго-восток
- ✓ Юг

### ВИД

- ✓ Горы
- ✓ Гольф
- ✓ Бассейн

### Сад

- ✓ Общественный

### Категория

- ✓ Инвестиции

### Состояние

- ✓ Отличное

### Особенности

- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Ванная комната
- ✓ Умный дом
- ✓ Оптическое волокно

### меры безопасности

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи

### бассейн

- ✓ Общий

### Мебель

- ✓ Частично меблированный

### Парковка

- ✓ Подземная

























