

**Sales - Apartment - Marbella**  
**464.000€**



**Ref.-ID: R5370454**

**Marbella**

**Apartment**

**Community: 2,160 EUR / year**

**IBI: 900 EUR / year**



**3**



**2**



**136 m2**



**50 m2**

Exclusive ground floor apartment with garden in Río Real, Marbella. Discover this magnificent ground floor property located in one of the most sought-after and peaceful areas of Río Real, Marbella, just minutes from the town center and the beach, and very close to the prestigious Río Real golf course. The property stands out for its excellent layout and abundant natural light, offering three spacious bedrooms and two full bathrooms, one of which is en suite. The spacious and inviting living room opens directly onto the outdoors, creating a seamless connection between the interior and the natural surroundings. One of its biggest attractions is its 50 m<sup>2</sup> private garden, ideal for enjoying the Mediterranean climate all year round, along with a pleasant terrace perfect for outdoor meals or relaxing moments. The house is completed with Garage space included, providing convenience and security. Located in a well-maintained residential area and surrounded by green spaces, this property combines tranquility, privacy and proximity to all services, as well as its proximity to the golf course, making it an ideal option both as a permanent residence and as an investment on the Costa del Sol.

**Setting**

- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Private Terrace

**Category**

- ✓ Resale

**Orientation**

- ✓ South East
- ✓ South West

**Furniture**

- ✓ Not Furnished

**Condition**

- ✓ Restoration Required

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal

**Garden**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning

**Security**

- ✓ Gated Complex

**Views**

- ✓ Golf

**Parking**

- ✓ Underground