

Sales - Apartment - Río Real
525.000€

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Ref.-ID: R5161423

Río Real

Apartment

Community: 2,352 EUR / year IBI: 922 EUR / year

Rubbish: 150 EUR / year



3



2



114 m2



70 m2

Corner ground-floor apartment with great potential and garden in Río Real, Marbella Set in the prestigious enclave of Río Real, Marbella East, this distinctive ground-floor home is located within a well-maintained residential community offering comfort, security, and an exclusive setting. The property benefits from its corner position, providing excellent privacy and outstanding natural light. With a triple orientation (South, East, and North), every room enjoys bright daylight throughout the day. With 114 m² built, the interior offers a practical layout comprising three bedrooms, two bathrooms, and a spacious living area with direct access to the outdoor spaces. The home is complemented by a 22 m² terrace that connects to a generous, exclusive-use garden area of approximately 70 m² (annex area not included in the Title Deed), creating the perfect spot to enjoy the Mediterranean lifestyle year-round. This property is an ideal opportunity for buyers seeking a full renovation project, with the potential to create a bespoke home in a prime location. In addition, the building benefits from a First Occupancy Licence (LPO) and excellent communal facilities, including a swimming pool surrounded by landscaped green areas and underground communal parking. A unique option for those looking for a ground-floor home with outdoor space in one of Marbella's most sought-after residential areas, just minutes from the beach, golf courses, and local amenities.

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| Setting <ul style="list-style-type: none">✓ Frontline Golf✓ Suburban✓ Close To Golf✓ Close To Port✓ Close To Shops✓ Close To Sea✓ Close To Town✓ Close To Schools✓ Close To Forest✓ Close To Marina✓ Urbanisation | Orientation <ul style="list-style-type: none">✓ North✓ East✓ South East✓ South | Condition <ul style="list-style-type: none">✓ Good✓ Renovation Required✓ Restoration Required | Pool <ul style="list-style-type: none">✓ Communal | Climate Control <ul style="list-style-type: none">✓ Pre Installed A/C✓ Cold A/C | Views <ul style="list-style-type: none">✓ Mountain✓ Golf✓ Country✓ Garden✓ Pool✓ Courtyard✓ Forest |
| Features <ul style="list-style-type: none">✓ Covered Terrace✓ Lift✓ Fitted Wardrobes✓ Private Terrace✓ Utility Room✓ Ensuite Bathroom | Furniture <ul style="list-style-type: none">✓ Not Furnished | Kitchen <ul style="list-style-type: none">✓ Fully Fitted | Security <ul style="list-style-type: none">✓ Gated Complex | Parking <ul style="list-style-type: none">✓ Underground✓ Covered✓ Street✓ Communal✓ Private | Utilities <ul style="list-style-type: none">✓ Electricity✓ Drinkable Water✓ Telephone |
| Category <ul style="list-style-type: none">✓ Cheap✓ Holiday Homes✓ Investment✓ Resale | | | | | |