



**Sales - Apartment - Río Real**  
**545.000€**

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**Ref.-ID: R5161423**

**Río Real**

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

**Rubbish: 150 EUR / year**



**3**



**2**



**114 m<sup>2</sup>**



**70 m<sup>2</sup>**

**Apartment**

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 m<sup>2</sup> 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 m<sup>2</sup> terrace that connects to a generous, exclusive-use garden area of approximately 70 m<sup>2</sup> (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.

Setting	Orientation	Condition	Pool	Climate Control	Views
✓ Frontline Golf	✓ North	✓ Good	✓ Communal	✓ Pre Installed A/C	✓ Mountain
✓ Suburban	✓ East	✓ Renovation Required		✓ Cold A/C	✓ Golf
✓ Close To Golf	✓ South East	✓ Restoration Required			✓ Country
✓ Close To Port	✓ South				✓ Garden
✓ Close To Shops					✓ Pool
✓ Close To Sea					✓ Courtyard
✓ Close To Town					✓ Forest
✓ Close To Schools					
✓ Close To Forest					
✓ Close To Marina					
✓ Urbanisation					
Features	Furniture	Kitchen	Security	Parking	Utilities
✓ Covered Terrace	✓ Not Furnished	✓ Fully Fitted	✓ Gated Complex	✓ Underground	✓ Electricity
✓ Lift				✓ Covered	✓ Drinkable Water
✓ Fitted Wardrobes				✓ Street	✓ Telephone
✓ Private Terrace				✓ Communal	
✓ Utility Room				✓ Private	
✓ Ensuite Bathroom					
Category					
✓ Cheap					
✓ Holiday Homes					
✓ Investment					
✓ Resale					