

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

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**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.

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