EK
ARBAT ESTATES

Sales - Apartment - Marbella

1.275.000€

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Ref.-ID: R5299408 **Marbella** **Apartment**

Community: 3,960 EUR / year **IBI: 600 EUR / year** **Rubbish: 200 EUR / year** **3** **3** **178 m2**

Welcome to your Mediterranean sanctuary, where the sun greets you at dawn and lingers until golden sunsets paint the sky. Set within the exclusive Birdie Club in Río Real, this beautifully renovated 3-bedroom duplex offers an exceptional blend of luxury, comfort, and Marbella’s coveted coastal lifestyle. Recently refurbished using high-quality materials, the home exudes timeless elegance in every detail. The bright open-plan living area flows effortlessly into a sleek, fully equipped modern kitchen — perfect for entertaining or enjoying relaxed family moments. The property features three generously sized bedrooms, two stylish bathrooms, and a guest toilet, all designed with refined taste and functionality in mind. One of the home’s standout features is its four expansive terraces, offering sunshine throughout the day. From the southwest-facing terrace, enjoy stunning sea views, while the north-facing terraces reveal tranquil mountain scenery — a peaceful contrast that enhances every moment. Sold fully furnished, the décor has been carefully curated to complement the home’s luxurious yet inviting atmosphere. Beyond your front door, discover everything that makes this location exceptional: Just 700 metres (2 minutes by car) from Río Real Beach and the renowned Trocadero ArenaA large communal swimming pool set within lush, manicured gardens — your private oasisSecure underground parking for comfort and peace of mindThis duplex is more than a home — it’s a lifestyle defined by sunshine, serenity, and sophistication, ready for you to begin your next chapter under the Marbella sun.

Setting
- ✔ Beachfront
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ South West Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated
- ✔ Recently Refurbished

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Storage Room
- ✔ Wood Flooring
- ✔ Double Glazing

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Entry Phone
- ✔ Alarm System

Parking
- ✔ Underground Parking
- ✔ Covered Parking
- ✔ Communal Parking

Category
- ✔ Golf
- ✔ Luxury
- ✔ Resale