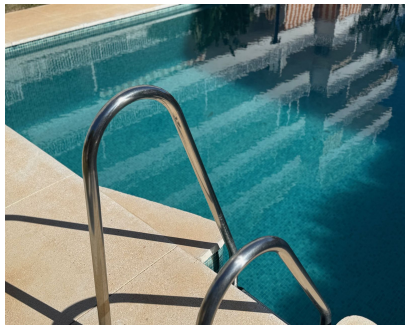


**Sales - Apartment - The Golden Mile**  
**475.000€**

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**Ref.-ID: R5306488**

**The Golden Mile**

**Apartment**

**Community: 2,016 EUR / year**

**IBI: 460 EUR / year**

**Rubbish: 645 EUR / year**



**2**



**1**



**53 m2**

Modern Beachside Apartment in Rio Verde - 200m from the Sea with Rental License! Discover this beautifully renovated, sun-drenched apartment located in the highly sought-after area of Rio Verde, on Marbella's prestigious Golden Mile. Situated just a 2-minute stroll from the beach and only a 10-minute walk from the world-famous Puerto Banús. Located on the first floor of a secure gated community, this bright south-facing home enjoys lovely views over the lush communal gardens and the year-round swimming pool. The apartment features a contemporary open-plan layout, seamlessly connecting the modern kitchen with the dining and living areas to create an inviting social space. It offers two bedrooms and one en-suite bathroom. The property is sold fully furnished and equipped, ready for immediate move-in, and features high-speed Wi-Fi, air conditioning, and a modern humidity-controlled ventilation system for year-round comfort. For added convenience, residents benefit from secure parking within the gated grounds as well as a dedicated bicycle storage area. With its unbeatable location close to the beach, fine dining, supermarkets, and public transport, this property is perfectly suited as a holiday retreat, a permanent residence, or a high-yield investment with a valid tourist license. The surrounding area is continuously developing with new luxury projects, further enhancing the property's long-term value. A rare opportunity to own a stylish beachside apartment just steps from the Mediterranean - ready to be enjoyed or rented out from day one!

**Setting**

- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

**Orientation**

- ✓ South

**Condition**

- ✓ Excellent
- ✓ Recently Renovated
- ✓ Recently Refurbished

**Pool**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Views**

- ✓ Garden
- ✓ Pool

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Double Glazing

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Communal

**Security**

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Alarm System

**Parking**

- ✓ Open
- ✓ Communal

**Category**

- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale
- ✓ Contemporary