



Sales - Apartment - Marbella  
**420.000€**

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**Ref.-ID: R5411677**

**Marbella**

**Apartment**

**Community: 1,752 EUR / year**

**IBI: 752 EUR / year**

**Rubbish: 93 EUR / year**



**1**



**2**



**69 m2**

Imagine starting each day with breathtaking views of the Mediterranean from your private terrace, surrounded by tranquility, nature, and some of the finest panoramas Marbella has to offer. This exclusive penthouse presents an exceptional combination of comfort, location, and quality of life in one of the most sought-after residential areas on the Costa del Sol. Located in the prestigious residential area of Río Real, this elegant single-level penthouse is presented in impeccable condition and is ready to move into immediately. Its well-designed layout, light-filled living spaces, and stunning panoramic views of the sea and Marbella make this property an ideal choice as a permanent residence, holiday home, or investment opportunity. Among its most outstanding features are two spacious terraces facing east and west, offering a total of 45 m<sup>2</sup> of outdoor living space. From here, you can enjoy spectacular sunrises over the Mediterranean, unforgettable sunsets, and uninterrupted views stretching across the sea, the coastline, and the city of Marbella. These outdoor areas are designed for year-round enjoyment, whether hosting al fresco dinners, relaxing with a good book, or simply taking in the remarkable surroundings. An additional advantage is the inclusion of three practical storage rooms, a rare and valuable feature that provides exceptional storage capacity. The interior reflects an elegant classical style and is being sold fully furnished. The furniture included in the sale consists of high-quality solid wood pieces and refined finishes that bring character, sophistication, and warmth to every room. Thanks to its ideal orientation, the property benefits from abundant natural light throughout the day, creating a bright, welcoming, and comfortable atmosphere in every season. The well-maintained residential community offers beautifully landscaped gardens designed for relaxation and enjoyment. Residents have access to a communal swimming pool for adults, a children's pool, and extensive green areas that enhance the sense of privacy, comfort, and well-being. The location is another of this property's exceptional advantages. The beach is just a 10-minute walk away, allowing you to enjoy the Mediterranean lifestyle without needing a car. In addition, direct access to the coastal pathway, the famous Sendero Litoral, allows you to walk along the shoreline and reach Marbella town centre in approximately 45 minutes, enjoying one of the most scenic seaside promenades on the Costa del Sol. Prestigious golf courses, restaurants, supermarkets, and all essential amenities are located just minutes away. This is an outstanding opportunity to acquire an exclusive penthouse in Río Real, featuring panoramic sea views, generous terraces, a private garage, three storage rooms, and high-quality furnishings included in the purchase price. For further information or to arrange a private viewing, please do not hesitate to contact us.

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|--|---|--|--|--|---|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Suburban</li> <li>✓ Close To Golf</li> <li>✓ Close To Port</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Close To Forest</li> <li>✓ Urbanisation</li> </ul>       | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ East</li> <li>✓ West</li> </ul>  | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>  | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Children`s Pool</li> </ul> | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Fireplace</li> </ul>  | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> <li>✓ Golf</li> <li>✓ Country</li> <li>✓ Panoramic</li> <li>✓ Pool</li> </ul> |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Private Terrace</li> <li>✓ Storage Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Marble Flooring</li> <li>✓ Double Glazing</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>   | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Landscaped</li> </ul>    | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Electric Blinds</li> <li>✓ Entry Phone</li> <li>✓ 24 Hour Security</li> </ul> | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ Covered</li> <li>✓ Private</li> </ul>                           |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> <li>✓ Telephone</li> </ul>  | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Golf</li> <li>✓ Investment</li> <li>✓ Luxury</li> <li>✓ Resale</li> </ul> |  |  |  |   |