MARBELLA LIVING
Estate Agents

€ 545,000
Ref: R5161423

Apartment for sale in Río Real, Costa del Sol

3 Bedrooms | **2** Bathrooms | **114** m² Interior | **22** m² Terraces | **Garage** Yes | **Pool** Yes
€ 922 IBI | **€ 150** Rubish tax | **€ 2,352** Community fees

Property Description

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 information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.
Urb. Marbella Real, Local 2 (29602) Marbella - Spain Tel. +34 952 765 428 - Email. info@marbellaliving.com

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 License (LPO) and excellent communal facilities, including a swimming pool surrounded by landscaped green areas and underground communal parking.

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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.

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