



## Ground Floor Apartment for sale in Río Real, Marbella

525.000 €

Referenz: R5161423 Schlafzimmer: 3 Badezimmer: 2 Grundstücksgröße: 70m<sup>2</sup> Garten: 114m<sup>2</sup> Terrasse: 22m<sup>2</sup>





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## Costa del Sol, Río Real

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 m<sup>2</sup> 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 m<sup>2</sup> terrace that connects to a generous, exclusive-use garden area of approximately 70 m<sup>2</sup> (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.



## Eigenschaften:

### Merkmale

Überdachte Terrasse

Aufzug

Private Terrasse

Badezimmer

Einstellungsschränke

Versorgungsraum

### Ansichten

Berg

Land

Garten

Pool

Golf

Hof

Wald

### Pool

Gemeinschaft

### Sicherheit

Gated Complex

### Kategorie

Ferienhäuser

Investition

Billig

Wiederverkauf

### Orientierung

Norden

Ost

Süden

Südost

### Einstellung

In der Nähe von Golf

In der Nähe des Hafens

Urbanisierung

In der Nähe des Meeres

In der Nähe von Geschäften

In der Nähe der Stadt

In der Nähe von Schulen

Frontline Golf

Vorort

In der Nähe des Waldes

In der Nähe von Marina

### Möbel

Nicht eingerichtet

### Parken

Unterirdisch

Privat

Bedeckt

Straße

Gemeinschaft

### Klimakontrolle

Vor installierte a/c

Kalte a/c

### Zustand

Gut

Renovierung erforderlich

Wiederherstellung erforderlich

### Küche

Voll ausgestattet

### Versorgungsunternehmen

Strom

Trinkbares Wasser

Telefon