



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

**505,000 €**Reference: R5258902 Bedrooms: 2 Bathrooms: 2 Build Size: 135m<sup>2</sup> Terrace: 45m<sup>2</sup>



## Costa del Sol, Río Real

Stunning Apartment for Sale in Las Lomas de Río Real Urbanisation – Marbella East

Seize this exceptional opportunity to own a spacious apartment in the prestigious Las Lomas de Río Real urbanisation, nestled in Marbella's serene East district on the sun-drenched Costa del Sol – a luxurious gated community renowned for its proximity to the Río Real Golf Club, an 18-hole course designed by Javier Arana with stunning sea views, and just minutes from pristine beaches like Playa de Los Monteros, the historic old town with its flower-filled plazas, and upscale amenities including restaurants, international schools, and supermarkets. This prime location offers a peaceful, green-surrounded retreat with easy A-7 access to Puerto Banús or Málaga Airport, ideal for year-round living, a holiday home, or investment in Marbella's thriving 2025 market, where East properties have seen 5-10% growth, with similar apartments averaging €550,000-€600,000 and strong rental yields amid high demand for golf-adjacent residences.

Spanning 135 m<sup>2</sup> built (including garage) with an east-facing orientation for morning light, this comfortable and functional residence evokes the feel of an independent house: two bedrooms with fitted wardrobes, two bathrooms, a fully equipped kitchen, a spacious living-dining room, and a delightful 25 m<sup>2</sup> terrace overlooking the urbanisation's gardens – perfect for enjoying the Mediterranean climate, al fresco meals, or moments of relaxation. Premium touches include air conditioning throughout, ensuring year-round comfort.

The urbanisation boasts two communal swimming pools and meticulously maintained gardens, providing a relaxing and inviting environment all year. This is an excellent chance for those seeking the convenience of an apartment with the charm and privacy of a house in an exclusive community. Contact us today to arrange a viewing!



## Features:

Features	Orientation	Climate Control
Covered Terrace	East	Air Conditioning
Lift		Fireplace
Near Transport		
Private Terrace		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
WiFi		
Utility Room		
Fiber Optic		
Access for people with reduced mobility		
Views	Setting	Condition
Garden	Close To Golf	Excellent
	Urbanisation	
	Close To Town	
	Frontline Golf	
Pool	Furniture	Kitchen
Communal	Optional	Fully Fitted
Children's Pool		
Garden	Security	Parking
Communal	Gated Complex	Underground
	Entry Phone	Garage
		Private
		Covered