



# Ground Floor Apartment in Río Real

Price € 5,295,000

Bedrooms	5
Bathrooms	4.5
Build Size	300 m <sup>2</sup>
Terrace	100 m <sup>2</sup>
Plot Size	700 m <sup>2</sup>

## SETTING

- ✓ Beachfront
- ✓ Close To Shops
- ✓ Beachside
- ✓ Close To Sea
- ✓ Close To Golf
- ✓ Close To Town

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal
- ✓ Heated
- ✓ Children`s Pool

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ U/F Heating
- ✓ Hot A/C
- ✓ U/F/H Bathrooms
- ✓ Cold A/C

## VIEWS

- ✓ Sea
- ✓ Beach
- ✓ Panoramic

## FEATURES

- ✓ Lift
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Marble Flooring
- ✓ Fiber Optic
- ✓ Fitted Wardrobes
- ✓ Satellite TV
- ✓ Utility Room
- ✓ Double Glazing
- ✓ Near Transport
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Restaurant On Site

## FURNITURE

- ✓ Not Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex

## PARKING

- ✓ Underground
- ✓ Private

## CATEGORY

- ✓ Beachfront
  - ✓ Investment
  - ✓ Luxury
  - ✓ Reduced
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### Exceptional Beachfront Property in Río Real Playa – Marbella East

Located frontline beach in the prestigious Río Real Playa development, this extraordinary property represents a truly unique opportunity in the Marbella real estate market.

Created through the seamless combination of two apartments into one luxurious residence, the property occupies the entire garden level of the building, offering an exceptional blend of space, privacy, and comfort directly facing the Mediterranean Sea.

With more than 300 m<sup>2</sup> of interior living space, nearly 100 m<sup>2</sup> of beautifully designed terraces, and over 300 m<sup>2</sup> of private gardens, this spectacular home enjoys outstanding outdoor living areas featuring multiple lounge spaces, dining areas, and a barbecue area, creating a true indoor-outdoor lifestyle by the sea.

The property features two elegant entrance halls and an impressive oversized living room with open views over the Mediterranean, separated from the main dining room by a movable partition that allows both spaces to remain either fully connected or independent. The spacious kitchen with breakfast area and utility room has been fitted with premium appliances, including double fridge-freezers, wine cooler, a induction hob and oven (90 cm), water filtration system with osmosis, washing machine, and dryer.

The layout has been thoughtfully designed to maximise comfort and privacy, featuring an outstanding master suite with private office, dressing room, and separate customised bathrooms for him and her, two guest bedrooms with terraces and en-suite bathrooms, as well as an independent staff area with two additional bedrooms, a full bathroom, two storage rooms, and a dedicated technical and server room.

The beachfront terraces are undoubtedly one of the property's defining features, offering several carefully designed outdoor environments to enjoy year-round the spectacular views over the Mediterranean Sea and Marbella Bay, stretching all the way to Gibraltar and the Moroccan coastline. The outdoor areas include sunbathing terraces, covered outdoor dining spaces, covered and open-air lounges, an additional exterior dining area, a private terrace adjoining the master dressing room, and a magnificent covered barbecue area beneath an elegant palapa.

Every detail has been meticulously designed using top-quality materials and state-of-the-art equipment, including solid wood flooring, floor-to-ceiling doors with concealed hinges, individually designed bathrooms with bespoke finishes, decorative ceilings with indirect lighting, full home automation system, "Goodbye" and "Hello" smart controls, underfloor heating, AIRZONE climate control managed via mobile application, integrated SONOS sound system throughout the property, electric blinds and awnings with wind and light sensors, outdoor terrace heating, Ethernet connectivity throughout, and intelligent lighting with motion detectors and dimming controls.

The property also includes four large parking spaces plus an additional parking space, direct electric vehicle charging, three storage rooms, and several independent technical rooms.

Set within one of Marbella East's most desirable beachfront complexes, featuring two swimming pools overlooking the sea — one of which is heated year-round — the fully gated community benefits from CCTV security and direct access to both the beach and the seafront promenade.

Ideally positioned between the very chic Trocadero Marbella beach restaurant and the forthcoming ultra-luxury Four Seasons beach club and restaurant, the property enjoys an exceptional setting that further enhances the area's long-

established exclusivity and prestige.

A truly one-of-a-kind property, ideal for those seeking a sophisticated beachfront residence with absolute privacy, exceptional outdoor living, and one of the finest locations on Marbella's coastline.

The property market on the Costa del Sol is currently very dynamic and good properties are being snapped up fast! We suggest that if you see something you like that fits your budget, contact us as soon as possible to avoid disappointment!

Our team works incessantly to make sure that the description and the sales prices for the properties offered on this website are correct and up to date. Notwithstanding, the information contained in this website is subject to errors and omissions, and the properties themselves subject to price changes, prior sale or withdrawal from market.

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# GALLERY







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