



# Middle Floor Apartment in Marbella

Price € 525,000

Bedrooms	2
Bathrooms	2
Build Size	83 m <sup>2</sup>
Terrace	17 m <sup>2</sup>
Plot Size	100 m <sup>2</sup>

## SETTING

- ✓ Commercial Area
- ✓ Close To Sea
- ✓ Close To Forest
- ✓ Close To Golf
- ✓ Close To Town
- ✓ Urbanisation
- ✓ Close To Shops
- ✓ Close To Schools

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal
- ✓ Children`s Pool

## CLIMATE CONTROL

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

## VIEWS

- ✓ Mountain
- ✓ Garden
- ✓ Forest
- ✓ Country
- ✓ Courtyard
- ✓ Street
- ✓ Panoramic
- ✓ Urban

## FEATURES

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Near Mosque
- ✓ Fiber Optic
- ✓ Lift
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Access for people with reduced mobility
- ✓ Near Church
- ✓ Fitted Wardrobes
- ✓ Satellite TV
- ✓ Utility Room
- ✓ Double Glazing
- ✓ Basement

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal
- ✓ Landscaped
- ✓ Easy Maintenance

## SECURITY

- ✓ Gated Complex
- ✓ Alarm System
- ✓ Electric Blinds
- ✓ Safe
- ✓ Entry Phone

## PARKING

- ✓ Underground
- ✓ Street
- ✓ Garage
- ✓ Communal
- ✓ Covered
- ✓ Private

## UTILITIES

- ✓ Electricity

## CATEGORY

- ✓ Bargain
- ✓ Holiday Homes
- ✓ Reduced
- ✓ Cheap
- ✓ Investment
- ✓ Resale
- ✓ Golf
- ✓ Luxury
- ✓ Contemporary

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Located in Marbella East, right next to the prestigious Rio Real Golf, this stunning 2-bedroom apartment offers the ultimate Mediterranean lifestyle.

First floor and south facing apartment situated in a popular residential community (Pueblo del Rio).

The apartment is spacious and consists of 2 bedrooms, 2 bathrooms, lounge and fully equipped kitchen.

Includes 1 underground parking and 1 storage.

Set in picturesque grounds with a nice communal pool.

The apartment is very peaceful, and will give you an absolute silence experience and privacy without compromising on accessibility.

The complex has a very nice swimming pool situated in the middle of the nature, perfect for yoga sessions.

Pueblo del Río is one of the most charming urbanisations in the area, located next to the river, with pleasant gardens, fountains and one of the best pools in Marbella East, transmitting harmony and tranquillity and the desire to enjoy life and the sun in Southern Spain.

Rio Real is a suburban residential area approximately 5 kilometers East of the Center of Marbella and 30 minutes from Málaga International Airport. This area with its elegant villas and luxury apartment complexes was built around one of the most prestigious golf courts on the Costa del Sol 'Golf Rio Real'. The golf course stretches to the beach and has beautiful views, maintained trees, palm trees, lakes and a river, which increases the difficulty of the game.

The property has a total size of 100 m<sup>2</sup> and provides two bedrooms with built-in-wardrobes, hall, living-dining room, 2 bathrooms and an open and fully equipped kitchen, and with underfloor heating in the master bathroom. The apartment has been refreshed including new bathrooms (and new airco).

By car 2 minutes to the beach (also easy to do by walking or by bike), less than 2 km of driving distance to the beach.

The Apartment and all the furniture (included in the price) is in perfect condition.

What makes this apartment unique?

- Master Suite: A spacious bedroom with an ensuite bathroom (including luxury underfloor heating) and direct access

to the terrace.

- Light & Space: A large, sun-drenched living area that flows seamlessly onto the terrace.
- Total Relaxation: No ambient noise; a rare sanctuary where you can truly unwind.
- Family-Focused: Highly child-friendly complex with a beautiful large swimming pool and a safe children's pool.

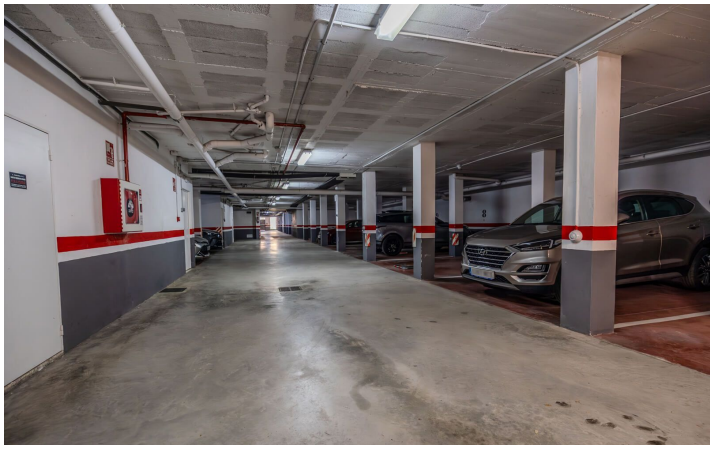
Interested? Contact us today to schedule a viewing!

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# GALLERY







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