



# Ground Floor Apartment in Río Real

Price € 545,000

Bedrooms	3
Bathrooms	2
Build Size	114 m <sup>2</sup>
Terrace	22 m <sup>2</sup>
Plot Size	206 m <sup>2</sup>

## SETTING

- ✓ Frontline Golf
- ✓ Close To Port
- ✓ Close To Town
- ✓ Close To Marina
- ✓ Suburban
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Urbanisation
- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Forest

## ORIENTATION

- ✓ North
- ✓ South
- ✓ East
- ✓ South East

## CONDITION

- ✓ Good
- ✓ Renovation Required
- ✓ Restoration Required

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Pre Installed A/C
- ✓ Cold A/C

## VIEWS

- ✓ Mountain
- ✓ Garden
- ✓ Forest
- ✓ Golf
- ✓ Pool
- ✓ Country
- ✓ Courtyard

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Lift
- ✓ Utility Room
- ✓ Fitted Wardrobes
- ✓ Ensuite Bathroom

## FURNITURE

- ✓ Not Furnished

## KITCHEN

- ✓ Fully Fitted

## SECURITY

- ✓ Gated Complex



## PARKING

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

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

## CATEGORY

- ✓ Cheap
- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale

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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.

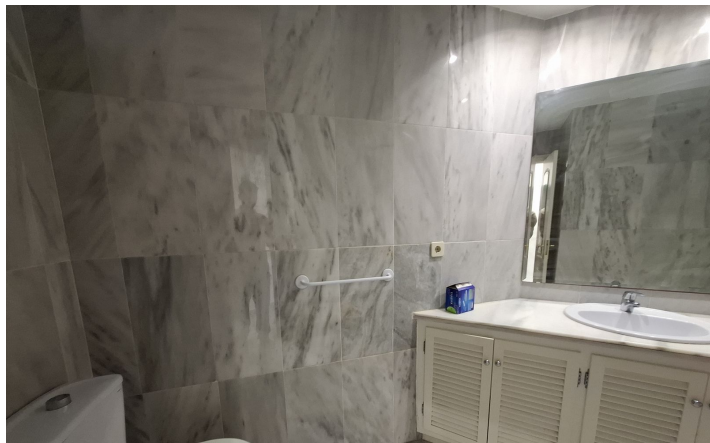
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## GALLERY









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