



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

**525.000 €**

Reference: R5161423   Bedrooms: 3   Bathrooms: 2   Plot Size: 70m<sup>2</sup>   Build Size: 114m<sup>2</sup>   Terrace: 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.



## Features:

### Caratteristiche

Terrazza coperta  
Ascensore  
Terrazza privata  
Bagno privato  
Armadi a muro  
Ripostiglio

### Viste

Montagna  
Campagna  
Giardino  
Piscina  
Golf  
Giardino  
Foresta

### Piscina

Condominiale

### Sicurezza

Complesso residenziale privato

### Categoria

Case di vacanza  
Investimento  
Cheap  
Rivendita

### Orientamento

Nord  
Est  
Sud  
Sud -est

### Collocamento

Vicino al golf  
Vicino al porto  
Zona urbana  
Vicino al mare  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole  
In prima linea di Golf  
Suburban  
Vicino alla foresta  
Vicino al porto

### Mobilia

Non arredato

### Parcheggio

Sotterraneo  
Privato  
Coperto  
Strada  
Condominiale

### Climate Control

Pre -installato a/c  
Freddo a/c

### Condizione

Buona  
Parzialmente ristrutturata  
Da ristrutturare

### Cucina

Completamente arredata

### Utility

Elettricità  
Acqua potabile  
Telefono