



## Lejlighed i stueetagen til salg i Marbella

545.000 €

Reference: R5161423   Soveværelser: 3   Badeværelser: 2   Grundstørrelse: 70m<sup>2</sup>   Byg Størrelse: 114m<sup>2</sup>   Terrasse: 22m<sup>2</sup>





## 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.





## Funktioner:

### Funktioner

Dækket terrasse  
Løfte op  
Privat terrasse  
Ensuite badeværelse  
Monterede garderobereskabe  
Bryggers

### Synspunkter

bjerg  
Land  
Have  
Pool  
Gårdsplads  
Skov  
Golf

### Pool

Kommunal

### Sikkerhed

Gated kompleks

### Kategori

Holiday Homes  
Investerings  
Videresalg  
Billig

### Orientering

Syd  
Øst  
Nord  
Sydøst

### Indstilling

Tæt på golf  
Tæt på havn  
Urbanisering  
Tæt på butikker  
Tæt på skoler  
Tæt på havet  
Tæt på byen  
Tæt på skov  
Forstæder  
Tæt på marina  
Frontline Golf

### Møbel

Ikke møbleret

### Parkering

Underjordisk  
Privat  
Dækket  
Kommunal  
Gade

### Klima kontrol

Forud installeret aircondition  
Kold aircondition

### Tilstand

godt  
Renovering krævet  
Restaurering krævet

### Køkken

Fuldt monteret

### Hjælpeprogrammer

Elektricitet  
Drikkeligt vand  
Telefon