



# Wohnung im Erdgeschoss zum Verkauf in Marbella

525.000 €

Referenz: R5161423 Schlafzimmer: 3 Badezimmer: 2 Grundstücksgröße: 70m<sup>2</sup> Garten: 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.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
Private Terrasse  
Privatem Badezimmer  
Einbauschränke  
Allzweckraum

### Ansichten

Berg  
Land  
Garten  
Schwimmbad  
Hof  
Forest  
Golf

### Schwimmbad

Gemeinschaft

### Sicherheit

Gated Complex

### Kategorie

Ferienwohnungen  
Investition  
Wiederverkauf  
Billig

### Orientierung

Süd  
Ost  
North  
Süd-Ost

### Einstellung

In der Nähe von Golf  
In der Nähe des Hafens  
Siedlung  
In der Nähe von Geschäften  
In der Nähe von Schulen  
In der Nähe des Meeres  
In der Nähe der Stadt  
In der Nähe des Waldes  
Vorort  
In der Nähe von Marina  
Frontline Golf

### Möbel

Nicht eingerichtet

### Parken

Unter Tage  
Privat  
Bedeckt  
Gemeinschaft  
Street

### Klimakontrolle

A/C Vorinstallierte  
Kalte a/c

### Zustand

Gut  
Renovierung erforderlich  
Wiederherstellung erforderlich

### Küche

Voll Ausgerüstet

### Versorgungsunternehmen

Elektrizität  
Trinkwasser  
Telefon