



## Ground Floor Apartment for sale in Marbella

545,000 €

Reference: R5161423   Bedrooms: 3   Bathrooms: 2   Plot Size: 70m<sup>2</sup>   Build Size: 114m<sup>2</sup>   Terrace: 22m<sup>2</sup>





## Costa del Sol, Río Real

Located in the prestigious enclave of Río Real, East Marbella, this charming ground-floor corner residence sits within a beautifully maintained residential complex offering a communal swimming pool and underground parking for utmost convenience and security. The property boasts a practical layout with great potential, featuring 114 m<sup>2</sup> built, a 22 m<sup>2</sup> terrace, and a private garden of approximately 70 m<sup>2</sup>, perfect for enjoying the Mediterranean climate throughout the year. Its corner position provides privacy along with multiple orientations to the south, east, and north, ensuring abundant natural light in all rooms. Inside, the home includes three bedrooms and two bathrooms, complemented by a spacious living area with direct access to the outdoor spaces. The property is in need of renovation, offering an excellent opportunity to design and create a fully personalized home tailored to the new owner's taste. A unique opportunity for those seeking a private garden residence in one of Marbella's most exclusive residential areas, just minutes away from the beach, golf courses, and all essential services.





## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Ensuite Bathroom  
Fitted Wardrobes  
Utility Room

### Views

Mountain  
Country  
Garden  
Pool  
Courtyard  
Forest  
Golf

### Pool

Communal

### Security

Gated Complex

### Category

Holiday Homes  
Investment  
Resale  
Cheap

### Orientation

South  
East  
North  
South East

### Setting

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

### Furniture

Not Furnished

### Parking

Underground  
Private  
Covered  
Communal  
Street

### Climate Control

Pre Installed A/C  
Cold A/C

### Condition

Good  
Renovation Required  
Restoration Required

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water  
Telephone