



# Appartement op de begane grond te koop in Marbella

525.000 €

Referentie: R5161423 Slaapkamers: 3 Badkamers: 2 Plotgrootte: 70m<sup>2</sup> Perceelgrootte: 114m<sup>2</sup> Terras: 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.



## Kenmerken:

### Kenmerken

Overdekt terras  
Tillen  
Privéterras  
Ensuite badkamer  
Op maat gemaakte kledingkasten  
Bijkeuken

### Keer bekeken

Berg  
Land  
Tuin  
Pool  
Binnenplaats  
Woud  
Golf

### Pool

Gemeenschappelijk

### Beveiliging

Gated Complex

### Categorie

Vakantiehuisen  
Investerings  
Wederkoop  
Goedkoop

### Oriëntatie

zuiden  
Oosten  
noorden  
Zuidoost

### Instelling

Dicht bij golf  
Dicht bij de poort  
Verstedelijking  
Dicht bij winkels  
Dicht bij scholen  
Dicht bij zee  
Dicht bij de stad  
Dicht bij bos  
Voorsteden  
Dicht bij jachthaven  
Frontline golf

### Meubilair

Niet ingericht

### Parkeergelegenheid

Ondergronds  
Privaat  
Bedekt  
Gemeenschappelijk  
Straat

### Klimaatcontrole

Vooraf geïnstalleerd a/c  
Koud A/C

### Voorwaarde

Goed  
Renovatie vereist  
Restauratie vereist

### Keuken

Geheel op maat gemaakt

### Nutsvoorzieningen

Elektriciteit  
Drinkbaar water  
Telefoon