



## Ground Floor Apartment for sale in Río Real, 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

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:

Features	Orientation	Climate Control
Covered Terrace	North	Pre Installed A/C
Lift	East	Cold A/C
Private Terrace	South	
Ensuite Bathroom	South East	
Fitted Wardrobes		
Utility Room		
Views	Setting	Condition
Mountain	Close To Golf	Good
Country	Close To Port	Renovation Required
Garden	Urbanisation	Restoration Required
Pool	Close To Sea	
Golf Views	Close To Shops	
Courtyard	Close To Town	
Forest	Close To Schools	
	Frontline Golf	
	Suburban	
	Close To Forest	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Not Furnished	Fully Fitted
Security	Parking	Utilities
Gated Complex	Underground	Electricity
	Private	Drinkable Water
	Covered	Telephone
	Street	
	Communal	
Category		
Holiday Homes		
Investment		
Cheap		
Resale		