



## Begane grond appartement te koop in Río Real, 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:

### Extra's

Overdekt terras  
Tillen  
Privé Terras  
Ensuite badkamer  
Inbouwkasten  
Bijkeuken

### Uitzicht

Mountain Bekeken  
Country Bekeken  
Garden Views  
Pool Bekeken  
Golf Bekeken  
binnenplaats Bekeken  
Forest Bekeken

### Zwembad

Gemeenschappelijk zwembad

### Beveiliging

Omheind complex

### Categorie

Vakantiehuis  
Investering  
Goedkoop  
Bestaande bouw

### Zonorientatie

noorden  
Oosten  
zuiden  
Zuidoost Zonoriëntatie

### Ligging

Dichtbij golfbaan  
Dichtbij haven  
Urbanisatie  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Eerstelijns golf  
Voorstad  
Dichtbij bos  
Dichtbij jachthaven

### Meubilering

Ongemeubileerd

### Parkeergelegenheid

ondergrondse parkeergarage  
private Parking  
overdekte parkeerplaats  
parkeren op straat  
Gemeenschappelijk Parking

### Klimaatbeheersing

Vooraf geïnstalleerde A/C  
Koude A/C

### Huidige Staat

Goede conditie  
Renovatie nodig  
Vereist Restauratie

### Keuken

Volledig ingerichte keuken

### Voorzieningen

Elektriciteit  
Drinkwater  
Telefoon