



## 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>







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## 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

Covered Terrace  
Lift  
Private Terrace  
Ensuite Bathroom  
Fitted Wardrobes  
Utility Room

### Views

Mountain  
Country  
Garden  
Pool  
Golf  
Courtyard  
Forest

### Pool

Communal

### Security

Gated Complex

### Category

Holiday Homes  
Investment  
Cheap  
Resale

### Orientation

North  
East  
South  
South East

### Setting

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

### Furniture

Not Furnished

### Parking

Underground  
Private  
Covered  
Street  
Communal

### Climate Control

Pre Installed A/C  
Cold A/C

### Condition

Good  
Renovation Required  
Restoration Required

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water  
Telephone