

**Ground Floor Apartment for sale in Río Real, Marbella****525,000 €**Reference: R5161423 Bedrooms: 3 Bathrooms: 2 Plot Size: 70m² Build Size: 114m² Terrace: 22m²



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 m² 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 m² terrace that connects to a generous, exclusive-use garden area of approximately 70 m² (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 | Restoration Required |
| Garden | Urbanisation | Renovation Required |
| Pool | Close To Sea | |
| Courtyard | Close To Shops | |
| Golf | Close To Town | |
| Forest | Close To Schools | |
| | Close To Marina | |
| | Suburban | |
| | Frontline Golf | |
| | Close To Forest | |
| Pool | Furniture | Kitchen |
| Communal | Not Furnished | Fully Fitted |
| Security | Parking | Utilities |
| Gated Complex | Underground | Electricity |
| | Private | Drinkable Water |
| | Communal | Telephone |
| | Covered | |
| | Street | |
| Category | | |
| Holiday Homes | | |
| Investment | | |
| Resale | | |
| Cheap | | |