



## Ground Floor Apartment in Río Real

Bedrooms **3** Bathrooms **2** Built **114m2** Terrace **22m2**

**R5161423**

**Ground Floor  
Apartment**

**Río Real**

**525.000€**

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.

Covered Terrace  
Fitted Wardrobes  
Utility Room

Covered Terrace  
Lift

Ensuite Bathroom  
Private Terrace