



## Middle Floor Apartment for sale in Río Real, Marbella

499,000 €

Reference: R5216704 Bedrooms: 2 Bathrooms: 3 Build Size: 110m<sup>2</sup> Terrace: 32m<sup>2</sup>





## Costa del Sol, Río Real

Elegant and bright apartment with partial golf course views in a prime location in Marbella

Welcome to a unique property that combines light, spaciousness, and architectural quality in one of Marbella's most beautiful areas. Here you'll enjoy tranquility and nature, just a five-minute walk from the beach and several golf courses, with an exceptional quality of life.

The property boasts a total of 142 m<sup>2</sup>, of which 110 m<sup>2</sup> comprise the living space and 32 m<sup>2</sup> a private terrace. The apartment is entirely exterior-facing and very bright thanks to its southeast orientation.

The spacious living-dining room is bathed in natural light and offers views of the golf course. From the dining area, you can also appreciate the mountains.

The spacious terrace offers more than enough room for a dining table and sun loungers. It's the perfect place to relax or share moments with friends under the Andalusian sun.

The spacious master bedroom features an en-suite bathroom with a bathtub, ample wardrobes, and room for a double bed and a desk. The second bedroom offers excellent space for two single beds and a large, elegant en-suite bathroom. There is also a separate guest toilet.

The property includes a parking space and a very spacious storage room.

It is located 5 minutes from the center of Marbella, a 5-minute walk from the best beaches on the Costa del Sol with pedestrian access to Marbella town via the promenade, 2 minutes from La Cañada Shopping Center, and 30 minutes from Malaga International Airport.

An ideal property for those seeking something truly special, combining design, light, and comfort in one of Marbella's most desirable residential areas.



## Features:

### Features

Lift  
 Near Transport  
 Private Terrace  
 Ensuite Bathroom  
 Fitted Wardrobes  
 Fiber Optic  
 Domotics

### Views

Mountain  
 Pool  
 Golf

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
 Drinkable Water

### Energy Rating

E

### Orientation

East  
 South  
 South East

### Setting

Close To Golf  
 Urbanisation  
 Close To Sea  
 Close To Town  
 Close To Schools  
 Frontline Golf  
 Close To Forest

### Furniture

Part Furnished

### Security

Gated Complex  
 Electric Blinds

### Category

Investment

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground

### CO2 Emission Rating

D