

**Sales - Apartment - Río Real**  
**1.695.000€**



**Ref.-ID: MIBGR4718605**

**Río Real**

**Apartment**

**Community: 7,440 EUR / year**

**IBI: 1,720 EUR / year**

**Rubbish: 185 EUR / year**



**3**



**2.5**



**154 m2**

This exceptionally located luxury apartment stands on the beach front of Río Real just above Marbella's beach promenade newest sector. The property offers spacious living size both inside and alfresco with 3 spacious bedrooms of which 2 are en-suite with bathrooms, large kitchen with laundry room, bright and spacious living and dining room and sunny terrace overlooking the Mediterranean. Río Real Playa consists of low-rise blocks with only 6 apartments, offering direct beach access and two exterior pools, one is heated. An incomparable setting where to enjoy the best sunsets with the Mediterranean in the background and the coast of Morocco in the distance. Next to the famous beach restaurant "Trocadero Arena" and very close to the best golf courses like Río Real Golf or Santa Clara Golf. A superb property in an exceptional setting. The apartment comes with 1 underground parking space and 1 storage room. Beds: 3 | Baths: 3 | Built: 154 m2 | Terraces: 50m2 | Pool: 2 Communal pools, 1 heated | Parking: Private underground | Facing: S Airport: 35 min drive - Puerto Banús: 7 min drive - Marbella: 3 min drive - Golf Course: 3 min drive - Beach: Beachfront - Closest bars & restaurants: 2 min walk and 3 min drive - Amenities: 3 min drive - Public Transports: 3 min walk Our team works incessantly to make sure that the description and the sales prices for the properties offered on this website are correct and up to date. Notwithstanding, the information contained in this website is subject to errors and omissions, and the properties themselves subject to price changes, prior sale or withdrawal from market. The property market on the Costa del Sol has completely recovered and the good properties are being snapped up fast! We suggest that if you see something you like that fits your budget, contact us as soon as possible to avoid disappointment!

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|--|---|--|--|---|---|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Beachfront</li> <li>✓ Beachside</li> <li>✓ Close To Golf</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> </ul>  | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South</li> </ul>       | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>  | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Heated</li> <li>✓ Children`s Pool</li> </ul> | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> <li>✓ U/F Heating</li> <li>✓ U/F/H Bathrooms</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Beach</li> <li>✓ Panoramic</li> </ul> |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Satellite TV</li> <li>✓ WiFi</li> <li>✓ Storage Room</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Marble Flooring</li> <li>✓ Double Glazing</li> <li>✓ Restaurant On Site</li> <li>✓ Fiber Optic</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Not Furnished</li> </ul> | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>  | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> </ul>  | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Private</li> </ul>          |
| <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Beachfront</li> <li>✓ Investment</li> <li>✓ Luxury</li> <li>✓ Reduced</li> </ul>   |   |  |  |   |   |