

## Apartment for sale in Río Real, Costa del Sol

2 Bedrooms | 2 Bathrooms | 88 m<sup>2</sup> Interior | 20 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 888 IBI | € 180 Rubish tax | € 2,772 Community fees



### Property Description

A fantastic 2-bedroom, 2-bathroom apartment in the exclusive Pueblo del Río urbanisation, situated in the prestigious Río Real area of Marbella.

The apartment has a floor area of 88sqm plus 20sqm spread across two terraces and a balcony. The main terrace is accessed directly from the living room and faces south with views of the complex and green areas; the second terrace, with same facing, is accessed directly from the master bedroom, the second bedroom has a small balcony. The apartment is in good condition. It features pre-installation for ducted air conditioning, underfloor heating in the main bathroom, a fitted and equipped kitchen, built-in wardrobes, an en-suite bathroom, double glazing and an intercom system. The property is sold with a spacious underground parking space, a storage room in the basement and a handy small additional storage room next to the apartment entrance. The development is built on a Pueblo Mediterraneo style, offering a quiet and private setting, with just 2 flats per floor and only 3 levels: ground floor, first floor and penthouse, making a total of 6 apartments per building.

The complex has big green spaces, convenient access, guest parking and a magnificent communal area featuring a large swimming pool for adults, a children's pool, gardens, sun loungers, parasols and a social area.

Río Real is one of the most sought-after residential areas in Marbella due to its tranquillity and excellent location, just a few minutes from the beach, next to the prestigious Río Real Golf Course and only a 5-minute drive from the centre of Marbella.

An excellent opportunity as a primary residence, second home or investment property.