



## Ground Floor Apartment for sale in Marbella, Marbella Central

770,000 €

Reference: SP1467 Bedrooms: 2 Bathrooms: 2 Plot Size: 25m<sup>2</sup> Build Size: 172m<sup>2</sup> Terrace: 27m<sup>2</sup>





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## Costa del Sol, Marbella

Luxury New Build Apartments and Penthouses in Rio Real Marbella Near the Beach Contemporary Homes in One of the Most Exclusive Areas of Marbella This unique new build development consists of only 16 exclusive residences with 2 and 3 bedrooms, designed with a contemporary approach that prioritizes comfort, spaciousness and connection with the natural surroundings. Located in the prestigious Rio Real Golf area, just 1 km from the sea, this residential complex offers an exceptional lifestyle in one of the most sought after locations on the Costa del Sol. Rio Real is a quiet and elegant residential area known for its lush greenery, privacy and proximity to Marbella center. The development is next to the renowned Rio Real Golf Course and close to the future Four Seasons Marbella Resort, which will further enhance the value and exclusivity of the neighborhood. Bright Homes with Large Terraces, Gardens and Private Pools The project offers a variety of property types to suit different lifestyles. Buyers can choose from penthouses with private terraces of up to 200 m2 some with private pools, middle floor apartments with generous terraces, and ground floor homes with private gardens and some units with private jacuzzis. All properties are designed to maximize natural light, open spaces and panoramic views. Each home includes: Fully installed ducted air conditioning Underfloor heating powered by aerothermal technology Security entrance door Home automation package with control unit, entrance sensor, climate sensor and living room lighting control 1 or 2 parking spaces and 1 storage room The layouts create a seamless flow between indoor and outdoor living, ideal for enjoying the Mediterranean climate all year round. Premium Communal Amenities for an Elevated Lifestyle Residents have access to a carefully designed selection of luxury amenities that enhance comfort and wellbeing. These include a communal swimming pool, solarium area, spa, sauna, fully equipped gym, underground garages and storage rooms. Every detail of the communal areas has been designed to provide a private resort style atmosphere. Prime Location Close to Golf, Beaches and Marbella Center Los Monteros Beach 1 km Rio Real Golf Course 0.5 km Marbella Center 4 km Puerto Banus 10 km Malaga Airport 50 km Cabopino Marina 12 km This location offers the perfect balance between tranquility and easy access to beaches, restaurants, shopping areas and Marbella vibrant social life. A Smart Investment in Marbella Luxury Real Estate This development is not only a place to live but a unique opportunity to invest in a property that combines cutting edge architecture, a natural environment and luxury amenities in one of the most promising areas of Marbella. Contact us today to receive more information or to arrange a private visit to these exclusive homes in Rio Real Marbella. 932



## Features:

### Features

Lift

Gym

garden

Communal Pool

pool

Gated

heating

golf

Beach

Storage

parking

### Energy Rating

B

### CO2 Emission Rating

B