



**inmo-casa**

Nueva Andalucia  
Marbella

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**reference:** 1730-0099

**property type:** flat

**sale/rent:** for sale

**price:** 448.000 €

**condition:** new



**address:** RIO REAL 223

**Nº: floor:** 2

**town:** Marbella

**province:** Málaga

**postal code:** 29603

**zone:** RIO REAL

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kgCO <sub>2</sub> /m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		

<b>sqm built:</b>	191	<b>lift:</b>	yes	<b>floor:</b>	
<b>living area:</b>	191	<b>pool:</b>	yes	<b>air conditioner:</b>	
<b>plot sq.meters:</b>	0	<b>garages:</b>	1	<b>hot water:</b>	
<b>sqm terrace:</b>	0	<b>terraces:</b>	0	<b>fuel:</b>	
<b>bedrooms:</b>	2	<b>storage room:</b>	no	<b>orientation:</b>	south
<b>bathrooms:</b>	2	<b>garden:</b>	yes	<b>antiquity:</b>	
<b>toilets:</b>	1	<b>courtyard:</b>	no	<b>outward/inward:</b>	outward
<b>cupboards:</b>	0	<b>furnished:</b>	no	<b>community fees/month:</b>	0

**description:**

Spectacular apartment located in Rio Real, on the outskirts of Marbella, five minutes from downtown. This apartment has the light of day and makes it possible to enjoy a cozy atmosphere. It has Italian marble flooring and is built with top quality materials. It has a large living room that has direct access to a beautiful south facing terrace and a beautiful view of the communal gardens, ideal for spending the afternoons and enjoying the weather. The apartment has a fully equipped kitchen, with its own private terrace and as a finishing touch a large pantry. It has two bathrooms and a toilet, all of Italian marble, a master bedroom with direct access to the main terrace, a second bedroom with a private terrace and large fitted wardrobes. The two bedrooms have en-suite bathrooms, with infrared heating. The building is in very good condition, with disabled access and communal garage with a private square included in the price. Also includes alarm and video surveillance. The urbanization has large well maintained gardens and 2 community heated swimming pools. Rio Real is a place of charm and enjoyment for families and golf lovers in the heart of the Costa del Sol and five minutes from the center of Marbella.