



## Ground Floor Apartment for sale in Marbella, Marbella

795,000 €

Reference: R5227690 Bedrooms: 3 Bathrooms: 3 Build Size: 715m<sup>2</sup> Terrace: 20m<sup>2</sup>





## Costa del Sol, Marbella

Exclusivity, comfort and a privileged location in Marbella – Ground floor.

Discover this elegant ground-floor . This property offers the perfect balance between luxury, privacy and a natural environment, making it ideal as a permanent residence or a second home.

### Main Features

- 3 spacious bedrooms, one of them with an en-suite bathroom
- 2 full bathrooms + 1 guest toilet
- Generous terraces and patio areas, perfect to enjoy the Mediterranean climate all year round
- Independent access ensuring total privacy
- Communal swimming pool and landscaped gardens
- Gated and secure community offering peace and tranquility
- Next to the prestigious Río Real Golf Course, a paradise for golf lovers

Thanks to its excellent location, you will be just minutes away from Marbella's city centre, beaches, restaurants and all services, as well as having direct access to the A7 motorway, connecting with Málaga Airport in just 35 minutes.

Birdie Club not only offers an unbeatable setting, but also an exclusive lifestyle surrounded by nature, and just steps from the sea and the golf course. A unique opportunity for those seeking quality of life on the Costa del Sol.

Come and discover your next home in Marbella!



### Basic Features

- 715 m<sup>2</sup> built
- 3 bedrooms
- 3 bathrooms
- Terrace
- Second-hand / to renovate
- Built-in wardrobes
- Orientation: north, south, east, west
- Built in 1987
- Central heating
- Interior adapted for people with reduced mobility

### Building

- Ground floor exterior
- With elevator

### Equipment



- Air conditioning
- Swimming pool
- Garden



## Features:

### Features

Private Terrace

### Condition

Good

### Kitchen

Partially Fitted

### Utilities

Electricity

Drinkable Water

Telephone

### Climate Control

Air Conditioning

### Pool

Communal

### Garden

Communal

### Category

Investment

Bargain

Cheap

Distressed

Luxury

Repossession

Resale

### Setting

Beachside

### Furniture

Part Furnished

### Security

Gated Complex