

LAS LOMAS DE RIO REAL, MARBELLA EAST



bedrooms **3** bathrooms **2** built _{m²} **138** terrace _{m²} **175**

STUNNING DUPLEX PENTHOUSE JUST MINUTES FROM THE BEACH AND GOLF COURSES

This stunning duplex penthouse is located in the exclusive Rio Real residential area in Marbella East, offering a perfect blend of luxury and comfort. With a spacious living area of 138m² and an impressive 175m² of terraces, including a 100m² main terrace with breathtaking sea views, this property provides ample space for relaxation and entertaining. Perfect as an investment, a family home, or a relaxing holiday getaway

community **183 €**
month

garbage **92 €**
year

IBI **921 €**
year

for sale **750.000 €**

Las Lomas de Rio Real, Marbella East

The penthouse features three generously sized bedrooms, two bathrooms, and a large living room with a cozy fireplace. The open-plan kitchen and dining area offer a welcoming atmosphere, while the three terraces provide plenty of outdoor space to enjoy the Mediterranean climate.

The property includes two parking spaces in the underground garage, providing convenience and security. The location is unparalleled, with the best sandy beaches of Marbella just a short distance away, as well as numerous restaurants, bars, and shops. Rio Real Golf Marbella is only 500 meters away, and the nearest restaurant is also within walking distance.

The penthouse is ready to move into immediately and is equipped with amenities such as air conditioning (hot and cold), underfloor heating in the bathrooms, and a sound system throughout the home. The property is located on the second floor, with elevator access directly to the underground parking.

The community offers three pools, including a large pool, a children's pool, and one pool currently under construction. The area of Rio Real is known for its tranquility and security, providing residents with a wide range of services and amenities. In addition to being close to the beach, Rio Real is surrounded by several prestigious golf courses, making it an ideal location for golf lovers. The nearby La Cañada Shopping Center, just a 10-minute drive away, offers a variety of shops, restaurants, and services.

This penthouse represents the best of Marbella living, combining luxury, comfort, and a prime location in one of the most sought-after areas of the Costa del Sol.

Reference	145289	Beds	3	Built m ²	138
Type	Duplex Penthouse	Baths	2	Interior m ²	---
Location	Las Lomas de Rio Real, Marbella East	En-suite Baths	---	Terrace m ²	175
		Guest Toilets	---	Plot m ²	---
		Pax	---		
Pool	Communal	Community	183 € / month	Levels	2
Garden	Communal	Garbage	92 € / year	Floor	---
Garage	Private	IBI	921 € / year	Orientation	---
Parking slots	2	Construct Year	---	EPC	E 121 kWh/m ²
		Renovation year	---		E 20 KgCO2/m ²

For sale

750.000 €

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.







