



MARBELLA
C R I B S
G R O U P

Rio Real Playa 1 - Amazing beachfront groundfloor apartment

5.295.000€



Ref
MCG1903

Beds
4

Baths
5

Plot
N/A

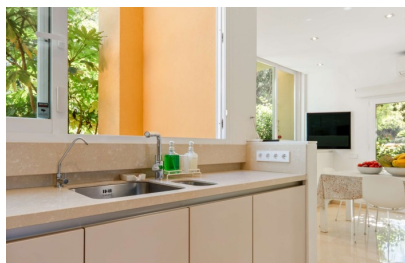
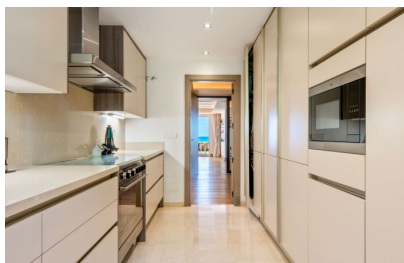
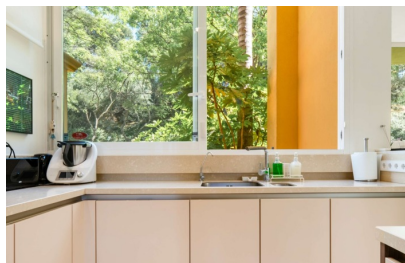
Built
370 m²

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The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.



Ref	MCG1903
Bedrooms	4
Bathrooms	5
Status	For Sale
Type	Apartments
Built	370 m ²
Terrace	100 m ²
Price	5.295.000€





About this property

Located frontline beach in the prestigious Río Real Playa, this spectacular double apartment is a truly unique property on Marbella's luxury market. Completely redesigned to the highest standards, the residence combines refined contemporary elegance, cutting-edge technology, and exceptional Mediterranean living.

Offering more than 300 sqm of interior living space together with almost 100 sqm of beautifully designed terraces, the property enjoys impressive open living areas filled with natural light and seamless indoor-outdoor integration.

The elegant independent living room can be connected to the formal dining area, while the expansive terraces create multiple sophisticated outdoor environments including covered and uncovered lounges, an outdoor dining area, a fully equipped barbecue space, sunbathing areas, and a private terrace connected to the master suite.

The apartment features four bedrooms, including three spacious en-suite bedrooms, one additional bedroom and a service bedroom that can also be used as an office space. The spectacular master suite includes separate "his and hers" bathrooms and their respective dressing rooms, offering both comfort and privacy.

Designed for both everyday comfort and entertaining, the fully equipped kitchen includes premium large-format appliances, a separate office area, laundry room, and technical spaces.

This exceptional residence benefits from state-of-the-art technology throughout:

- Full home automation system,
- Underfloor heating,
- Integrated SONOS audio system,
- AIRZONE climate control managed remotely,
- Intelligent lighting systems,
- Automated solar calendar system for exterior circuits,
- Heated terraces,
- Motorized awnings with climate sensors,
- Ethernet connection throughout the property,
- Direct electric vehicle charging station.

The quality of finishes is outstanding, featuring solid wood flooring, floor-to-ceiling doors with concealed hinges, bespoke ceilings with indirect lighting, and unique bathroom finishes throughout the residence.

The property also includes:

- 4 large parking spaces plus 1 additional space,
- 3 storage rooms, fully organized technical and utility areas.

Contact Us

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