



## Middle Floor Apartment for sale in El Rosario, Marbella

**750.000 €**

Referenz: R5253991    Schlafzimmer: 3    Badezimmer: 2    Garten: 160m<sup>2</sup>





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## Costa del Sol, El Rosario

Exclusive Beachfront Apartment in Alicata Playa A rare opportunity to acquire a frontline beach apartment; properties of this kind seldom come to market and, when they do, they sell quickly. This is a thoughtfully home, with a well-balanced layout and generous terraces that are truly meant to be enjoyed, all in a location that makes a real difference. Set within the gated community of Alicata Playa, Phase IV, one of the most established and highly regarded phases of the development, the apartment sits directly on one of Marbella's finest sandy beaches, with direct access to the promenade and the sea. The community is renowned for its beautifully maintained, mature gardens, cared for year-round, offering privacy and a peaceful, relaxed atmosphere. The property offers 159 m<sup>2</sup> built (136 m<sup>2</sup> usable) and is distributed into a spacious and light-filled living room, a separate fully fitted kitchen, three bedrooms and two bathrooms. Two well-proportioned terraces invite you to enjoy the Mediterranean climate and views over the landscaped gardens, seamlessly extending the indoor living space outdoors. Alicata Playa features a communal swimming pool, paddle and tennis courts, a children's play area and extensive green spaces. The development benefits from 24-hour security, concierge service and CCTV surveillance. The location is particularly convenient, with close proximity to renowned restaurants, international schools and supermarkets, and easy access to La Cañada shopping centre and Marbella town centre. The price includes a private storage room and an underground parking space. Furniture is not included. A beachfront home that combines an exceptional location, ideal as a primary residence, holiday home or investment opportunity. Call us to request a visit, we will be delighted to take you on a viewing.





## Eigenschaften:

### Merkmale

Aufzug  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Einstellungsschränke  
W-lan  
Tennisplatz

### Ansichten

Garten  
Pool

### Pool

Gemeinschaft

### Garten

Gemeinschaft

### Versorgungsunternehmen

Strom  
Trinkbares Wasser

### CO2 -Emissionsbewertung

E

### Orientierung

Südost

### Einstellung

Strand  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe von Schulen  
Strand  
Front Line Beach Complex

### Möbel

Nicht eingerichtet

### Sicherheit

Gated Complex

### Kategorie

Strand

### Klimakontrolle

Klimaanlage  
Heiße A/C.

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Gemeinschaft

### Energiebewertung

E