



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

**750,000 €**

Reference: R5253991   Bedrooms: 3   Bathrooms: 2   Build Size: 160m<sup>2</sup>





## Costa del Sol, El Rosario

### Exclusive Beachfront Apartment in Alicate 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 Alicate 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.

Alicate 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.



## Features:

Features	Orientation	Climate Control
Lift	South East	Air Conditioning
Near Transport		Hot A/C
Private Terrace		
Storage Room		
Fitted Wardrobes		
WiFi		
Tennis Court		
Views	Setting	Condition
Garden	Beachside	Excellent
Pool	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Schools	
	Beachfront	
	Front Line Beach Complex	
Pool	Furniture	Kitchen
Communal	Not Furnished	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Underground
Utilities	Category	Energy Rating
Electricity	Beachfront	E
Drinkable Water		
CO2 Emission Rating		
E		