



Продажа - Апартамент - El Rosario  
**750.000€**

[www.mibgroup.es](http://www.mibgroup.es)  
+34 661 89 71 88  
info@mibgroup.es



Ref.-ID: MIBGR5253991

El Rosario

ИБИ: 1,207 EUR / год

Мусор: 185 EUR / год



3



2



160 m2

Апартамент

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.

**Расположение**  
 Первая линия пляжа  
 На побережье  
 Рядом с магазинами  
 Рядом с морем  
 Близко к школам  
 Урбанизация  
 Передняя линия комплекса

**ОРИЕНТАЦИЯ**  
 Юго-восток

**Состояние**  
 Отличное

**бассейн**  
 Общий

**Климат-контроль**  
 Кондиционер  
 Кондиционер холодного воздуха

**вид**  
 Сад  
 Бассейн

**Особенности**  
 Лифт  
 Встроенные шкафы  
 Рядом с транспортом  
 Приватная терраса  
 WiFi  
 Теннисный корт  
 Кладовка

**Мебель**  
 Без мебели

**Кухня**  
 Полностью оборудованная

**сад**  
 Общественный

**меры безопасности**  
 Огражденный комплекс

**Парковка**  
 Подземная  
 Общая

**Коммунальные услуги**  
 Электричество  
 Питьевая вода

**Категория**  
 Первая линия пляжа