

# Продажа - Апартамент - Marbella

## 515.000€

Marbella

Апартамент

Коммунальные: 2,652 EUR / год

ИБИ: 947 EUR / год

Мусор: 185 EUR / год



This renovated ground-floor apartment within the exclusive Alicate Playa development in Marbella offers a coastal living experience in one of the most sought-after areas of El Rosario. With a surface area of 155 m<sup>2</sup>, the property has two bedrooms and two bathrooms, one en suite, a separate, fully equipped kitchen with a built-in laundry room, which could be used as an office area. The spacious living room and master bedroom have direct access to a partially covered 12 m<sup>2</sup> terrace, facing south-southwest, perfect for enjoying the year-round climate. From there, there is direct access to the communal gardens and a tranquil pool surrounded by vegetation, ideal for relaxing. An underground parking space and a storage room are included in the price. The gated development, with 24-hour concierge and security, offers private access to the beach and is just steps away from popular beach bars such as Oyana Beach and Los Sardinales, as well as golf courses and all necessary amenities within walking distance. It features paddle tennis courts and a children's play area. Whether used as a primary residence, second home, or investment, this excellently maintained apartment offers a relaxed and exclusive beachfront lifestyle on the Costa del Sol.





















