



**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**

Lift  
Near Transport  
Private Terrace  
Storage Room  
Fitted Wardrobes  
WiFi  
Tennis Court

**Views**

Garden  
Pool

**Pool**

Communal

**Garden**

Communal

**Utilities**

Electricity  
Drinkable Water  
Energy Rating

E

**Orientation**

South East

**Setting**

Beachside  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Beachfront  
Front Line Beach Complex

**Furniture**

Not Furnished

**Security**

Gated Complex

**Category**

Beachfront

**Climate Control**

Air Conditioning  
Hot A/C

**Condition**

Excellent

**Kitchen**

Fully Fitted

**Parking**

Underground  
Communal

**CO2 Emission Rating**

E